

AGENDA

PLANNING AND ZONING COMMISSION MEETING

THURSDAY

SEPTEMBER 26, 2013

7:00 P.M.

1. ROLL CALL
2. APPROVAL OF THE MINUTES OF JUNE 27, 2013, REGULAR MEETING.
3. APPROVAL OF THE MINUTES OF JULY 25, 2013, REGULAR MEETING.
4. APPROVAL OF THE MINUTES OF JULY 30, 2013, SPECIAL MEETING.
5. COUNCIL REPORT
6. P&Z 2013-39 VOCON, ON BEHALF OF CAM, INC. IS REQUESTING FINAL SITE PLAN APPROVAL FOR THE PROPOSED NEW CONSTRUCTION OF A 2-STORY OFFICE BUILDING, OMNOVA, TO BE LOCATED AT THE CORNER OF EATON BOULEVARD AND HARVARD ROAD.
7. P&Z 2013-40 REVERE TITLE AGENCY, ON BEHALF OF THE OWNERS OF THE PROPERTY, IS REQUESTING A LOT SPLIT AT 26690/26720 HENDON ROAD.
8. P&Z 2013-41 THE RICHARD E. JACOBS GROUP, INC., IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR A LOT SPLIT ON GREEN ROAD, PPN 742-39-001, CREATING AN APPROXIMATE 4.992 ACRE PARCEL.
9. P&Z 2013-42 LIFESERVICES ASSISTED LIVING IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR A NEW 36-UNIT ASSISTED LIVING COMMUNITY TO BE DEVELOPED ON GREEN ROAD AND HARVARD ROAD.
10. P&Z 2013-43 RICK DOODY, REPRESENTING CEDAR CREEK GRILLE, LOCATED AT 2101 RICHMOND ROAD, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN TO INCREASE THE SIZE OF THE RESTAURANT FOR INTERIOR AND AN ADDITION FOR A PATIO FOR A TOTAL OF 1000 TO 1400 SQUARE FEET.

PENDING

1. P&Z 2012-33 Equity Beachwood Partnership owner of the property located at 3355 Richmond Road is requesting preliminary approval for parking areas on the west side of the property and adjacent to the main drive as well as other parking variances for Corporate Park.
2. P&Z 2013-33 Ordinance 2013-71 – Rezoning certain parcels from U-1 to U-3 for Andrew E. Brickman, who was granted permission from Cranberry Court LLC, to request this property located on Richmond Road (PPN's 741-15-005, 006, 007, 008, 009) to be rezoned from U-1 to U-3 (Referred from Council 7/1/2013).

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, JUNE 27, 2013.

ROLL CALL: PRESENT: C. Cohen, M. Gorden, R. Hecht, O. Jacobs
 B. Mann, M. Wachter, B. Zabell
 ABSENT: J. Ciuni
 ALSO PRESENT: M.A. Cannon, Wm. Griswold, G. Smerigan

A motion was made by C. Cohen and seconded by B. Mann to approve the minutes of the April 25, 2013, regular meeting.

ROLL CALL: AYES: C. Cohen, M. Gorden, R. Hecht, O. Jacobs,
 B. Mann, M. Wachter, B. Zabell
 NAYS: None
 MOTION APPROVED – MINUTES APPROVED

COUNCIL REPORT

Mr. Mark Wachter, Council Representative, stated that Council approved the following item from the May Planning and Zoning meeting: P&Z 2013-26 - The Austin Company, representing BASF, located at 23800 Mercantile Road, preliminary and final site plan approval for a 7200 sq. ft. warehouse addition with the following stipulations: 1) pursuant to Section 1159.04, it is determined that a practical difficulty exists or will result from the literal enforcement of the Zoning Code with regard to the provisions of Section 1129.05(b)(2)(H) relating to minimum required off-street parking; and 2) granting a land banked variance of 94 parking spaces to Section 1129.05(b)(2)(H) to permit a total of 110 parking spaces in lieu of the 204 parking spaces required by Code; and 3) compliance with the comments of the Fire Department and the City Engineer.

P&Z 2013-28 Don Geitz, representing PearlWind, LLC, located at 24800 Chagrin Blvd., is requesting preliminary and final site plan approval to construct a fenced enclosure.

A letter was received from the applicant requesting to be removed from the agenda.

A motion was made by B. Mann and seconded by O. Jacobs to remove P&Z 2013-28 from the Planning and Zoning Commission agenda.

ROLL CALL: AYES: C. Cohen, M. Gorden, R. Hecht, O. Jacobs,
 B. Mann, M. Wachter, B. Zabell
 NAYS: None
 MOTION APPROVED – AGENDA ITEM REMOVED

P&Z 2013-29 Life Time Fitness located at 3850 Richmond Road is requesting preliminary and final approval for a similar and harmonious use permit to establish a Childcare with youth programs and camps.

Mr. Gary Stevens, Vice President of Real Estate with Life Time Fitness, was present to request a similar and harmonious use permit to establish a childcare center with youth programs and camp at the Life Time Fitness location at 3850 Richmond Road. The Ohio Department of Family and Job Services has requested that Life Time have a Childcare License from the State of Ohio. Life Time is requesting a similar, harmonious and compatible use permit to operate a Childcare facility.

Mr. Griswold stated that the Fire Department stated that during the initial planning and development of Life Time Fitness, the current childcare area was designed to meet all fire and life safety requirements for day care licensure. The Building Department and Police Department have no comments regarding this application.

Mr. Griswold also stated that there were no engineering issues with this application.

Mr. Smerigan stated that this request is for approval to operate a child day care center in the existing Life Time Fitness facility. Life Time Fitness is located in the U-10 Planned Mixed-Use Development District. As indicated in the application letter, parents would drop-off their children, ages 4 through 12 for 10 hours. The parents would not remain on the site. This is different than merely providing programs for kids while parents are on-site working out. This activity is certainly consistent with the definition and operation of child day care centers. The applicant contends that such youth programs and camps are consistent and compatible with their overall operation.

Mr. Smerigan continued that child day care centers are authorized as a special and conditional use under the provisions of Chapter 1155. Unfortunately Section 1155.02(a) does not list the U-10 Planned Mixed-Use Development District as one of the districts in which child day care centers may be permitted as a special or conditional use. Similarly, the list of permitted uses in the U-10 Planned Mixed-Use Development District does not specifically include child day care centers. The U-10 Planned Mixed-Use Development District does incorporate uses from other districts, and Section 1132.02(a) does authorize the Planning and Zoning Commission to permit other uses determined to be "similar, harmonious, and compatible" provided that City Council concurs in such determination. In this instance, the Planning and Zoning Commission is being asked to determine that a child day care center is similar, harmonious and compatible as an accessory use to a fitness center in the U-10 Planned Mixed-Use Development District.

Mr. Smerigan stated that should the Commission determine to make such a recommendation to City Council, it is suggested that such recommendation be conditioned on the operation of the accessory day care center being conducted in conformance with all of the standards and provisions of Section 1155.02 of the Zoning Code.

Chairperson Hecht asked if there were other Life Time Fitness facilities that also had Child Care Centers in them and how many additional employees were hired to staff the child care area.

Mr. Stevens stated that there were other facilities that had this type of childcare programs and meet the requirements for staffing. This program is different from the program where the parents leave the children for just a two hour period of time. These youth programs that are held for a longer period of time are at a separate cost to members only.

Mr. Orry Jacobs asked for a clarification as to when this program started and if it has been in effect at Life Time Fitness, or is this new and different youth programs during the summer. Also, does one have to be a member of Life Time Fitness in order to participate?

Mr. Stevens stated that this is the program in process currently. It started as a day care center for just a couple of hours and now there is an extended program for all day participants. This is open to members only.

The Law Director, Margaret Cannon stated that it was the understanding that Life Time Fitness has been operating this child care center and this was not a new program. Life Time Fitness was not aware that it was to be within the parameters of the State of Ohio licensure.

Mr. Wachter stated that presently there is no Day Care in the U-10 Zoning District. Consequently, is the Planning Commission to make a determination that this use would be similar, harmonious and compatible to a Fitness Center?

Mr. Smerigan stated that it should be declared a similar, harmonious and compatible use as an accessory use to a Fitness Center. The Commission does not want to declare day care centers as a principle use in a U-10 District or any other district.

A motion was made by B. Mann and seconded by B. Zabell to approve Life Time Fitness, located at 3850 Richmond Road, and recommend to Council the request for determination that a similar, harmonious, and compatible use permit be granted for an accessory use to a Fitness Center to establish a Child-care with youth programs and camps conditional upon being conducted in conformance with the provisions in Section 1155.02 of the Zoning Code.

ROLL CALL:	AYES:	C. Cohen, M. Gorden, R. Hecht, O. Jacobs B. Mann, M. Wachter, B. Zabell
	NAYS:	None
	MOTION APPROVED – RECOMMENDATION TO COUNCIL – July 1, 2013 – 7:00 p.m.	

Chairperson Hecht asked for a motion to place P&Z 2013-31 (lot consolidation) before P&Z 2013-30 (new car dealership) on the agenda.

A motion was made B. Mann and seconded by C. Cohen to hear P&Z 2013-31 first and P&Z 2013-30 second on the agenda.

ROLL CALL:	AYES:	C. Cohen, M. Gorden, R. Hecht, O. Jacobs B. Mann, M. Wachter, B. Zabell
	NAYS:	None
	MOTION APPROVED	

P&Z 2013-31	Vocon Designers, representing the proposed Infiniti of Beachwood Dealership is requesting preliminary and final approval of the lot consolidation of two undeveloped parcels, Sublot 1B-1, PPN 742-20-038, and Sublot 1B-2, PPN 742-20-040.
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Mr. Denver Brooker, from Vocon Designers, representing the Collection Auto Group is requesting preliminary and final approval for a consolidation of two parcels which are currently adjacent to the Collection Auto Dealership.

Mr. Griswold stated that the Building Department, Fire Department and Police Department have no questions or comments at this time. The City Engineer and reviewed the plat and he would recommend approval.

Mr. Smerigan stated that this request is for approval of a lot consolidation plat to combine the two existing vacant parcels located on the south side of Central Parkway into a single parcel containing 4.87 acres. The intent of the consolidation is for the future construction of a new automobile dealership. The subject properties are located in a U-9 Motor Service District. The new parcel will conform to the minimum lot area and frontage requirements for parcels located in U-9 Motor Service District.

Mr. Smerigan stated that since this approval is for a lot consolidation plat, the Planning and Zoning Commission will make a commendation to City Council.

The Law Director, Ms. Cannon, stated that Life Time Fitness, P&Z 2013-29, and this consolidation plat P&Z 2013-31, are on the Council agenda for July 1, 2013. Also, the following applies to the next three items on the Commission's agenda. Mrs. Cannon stated that the Commission may remember when the then Hummer Dealership was constructed, there were a series of deed restrictions placed on these parcels of land, which provided, among other things, that only subplot 2, could be used for automotive use. Sublot 2 was the original Hummer Dealership which is now the GMC Dealership parcel. If the Commission moves ahead with this consolidation the deed restrictions have to be modified. The applicant is aware of this situation. Sublot 2 can be used as the GMC Dealership. Lots PP#742-20-038 & 742-20-040, without Council action and the change in the deed restrictions, cannot be used for automotive use. If the Commission makes any or all recommendations on these three items, it must be contingent upon Council action regarding the deed restrictions and other additional restrictions that may apply.

Mr. Wachter asked Mrs. Cannon that when the deed restrictions were placed on this property, were there some requirements as to the types of cars, new, used, service department, etc. Council may want to make some different restrictions on new the piece of property.

Mrs. Cannon stated that there were those restrictions along with the brands of automobiles. That has been revised and amended at least two times and there were restrictions regarding the test track. There have been some changes regarding the test track.

Mr. Smerigan stated that the deed restrictions will not affect the lot consolidation plat. It will affect the approval of the development plan because there will be modifications needed with the deed restrictions.

A motion was made by B. Mann and seconded by O. Jacobs to grant and recommend to Council the request of Vocon Designers, representing the proposed Infiniti of Beachwood Dealership, for preliminary and final approval of the lot consolidation plat for two undeveloped parcels, Sublot 1B-1, PPN 742-20-038, and Sublot 1B-2, PPN 742-20-040, contingent upon Council action regarding the deed restrictions.

ROLL CALL:

AYES: C. Cohen, M. Gorden, R. Hecht, O. Jacobs
B. Mann, M. Wachter, B. Zabell

NAYS: None

MOTION APPROVED – RECOMMENDATION TO
COUNCIL -- July 1, 2013

P&Z 2013-30 Vocon Designers, representing The Collection Auto Group, is requesting preliminary approval for the proposal of the new construction of an Infiniti of Beachwood Dealership to be located on Central Parkway.

Mr. Dennis Brooker, from Vocon Designers, representing The Collection Auto Group, is requesting preliminary approval for the proposed new development plan of a new Infiniti of Beachwood dealership utilizing the two undeveloped parcels of land south of the Buick GMC Dealership on Central Parkway. The new building will be approximately 35,000 square feet located at the southern portion of the property. There are designated wetlands just to the north of the entry drive. There will be customer parking and displays in the front and inventory to the west. There is a 10' variance to the side yard setback to allow some display parking for cars. There will be landscaping developed for the entire site.

Mr. Griswold stated that the Fire Department indicated that access around the structure was of concern and the City would request that the applicant model the site around the dimensions of the Fire Department apparatus. Also, the hydrant and Fire Department connection locations will need to be determined by the Fire Prevention Bureau. Mr. Griswold also stated that the Police Department and the Building Department had no comments regarding this application.

Mr. Griswold reported for the City Engineer the following comments: first that storm water management will be handled through the regional detention basin on the adjacent Collection Auto Group Buick GMC of Beachwood, and that basin will be undergoing modifications. The pond modifications calculations will need to be submitted to the engineer. Secondly, water quality will need to be addressed, as it disturbs more than one acre; and thirdly, the applicant must submit plans to Cleveland Water Department and the County Sanitary Engineer for review. The Engineer recommends preliminary approval.

Mr. Smerigan stated that this request is for preliminary site plan approval to construct a new automobile dealership on 4.87 acres of land located on the south side of Central Parkway. The subject site is located in the U-9 Motor Service District. Mr. Brooker has done an excellent job in terms of the design of the building. The site plan indicates a total of 339 parking spaces, which exceeds the Code requirement. There are 86 spaces that are double-stacked spaces, vehicles parked nose to tail, which do not meet Code requirements for parking spaces, but which the Commission has permitted for storage of vehicle inventory. Even discounting those spaces, there is more than sufficient parking to comply with the Code requirement of 87 parking spaces. The parking is met for employee and customer needs.

Mr. Smerigan stated the applicant originally was requesting two setback variances. The side yard setback variance is adjacent to the GMC Dealership. There is common ownership of the dealerships and a driveway connection between the properties so the approval of the 10 feet setback variance would be appropriate. It is recommended that the Commission grant this variance. The front setback variance has been eliminated by the applicant.

As indicated in Section 1111.02(n)(4), all of the properties located on Central Parkway, including the GMC Dealership, are subject to deed restrictions. The GMC Dealership was approved by Council when the subdivision was created. All of the remaining parcels are subject to deed restrictions. Before the additional dealership can proceed, Council will need to modify the existing deed restrictions. The deed restrictions have been modified twice. It has been modified to allow the GMC Dealership in lieu of the

Hummer Dealership, and modified to allow some site changes that were different than what were included in the original deed restriction.

Mr. Smerigan continued that it appears that this use of the property with the common ownership of the dealerships at the end of the cul-de-sac along the frontage of I-271 makes sense. It would appear to make sense to forward to Council, as part of the site plan, the recommendation to modify the deed restriction to permit the use of 4.87 acres for another dealership.

Since both a variance and a modification to the deed restriction are required, the Planning and Zoning Commission needs to act in the form of a recommendation to City Council. There are five stipulations that are necessary to accompany the recommendation to Council as follows: 1) Recommendation for approval is subject to City Council approval of an amendment to the Declaration of Restrictions by The Main Trust of Frank H. Porter dated July 10, 2003, to permit the subject site to be used for an automobile dealership; 2) granting of a variance of 10 feet to Section 1131.05(a) to permit parking and drives to be located on the northern side lot line in lieu of the required 10 foot setback; 3) a total of 86 parking spaces may be constructed as double-stacked provided that said spaces shall only be used for storage of vehicles held in inventory for sale; 4) is subject to the deed restrictions being modified by Council; and 5) compliance with the comments of the City Engineer.

Mr. Mann asked the question that if some time in the future the properties were not owned by the same party, what would happen.

Mr. Smerigan stated that there will still be the situation in all probability with the investments being made, this will remain a car dealership regardless of the ownership. The parking at this location, where the encroachment is, is near the freeway way, and it has very little impact.

Mr. O. Jacobs asked why there were deed restrictions.

Mr. Smerigan stated that automobile dealerships are permitted in the U-9 Zoning District. There was a prohibition that only allowed car dealerships on Chagrin Blvd. When this property was developed there was some concern that the dealerships would come all the way out to Enterprise Parkway and that wasn't desired. It was determined by Council that parcel, Sublot #2, adjacent to the freeway, made sense as an automobile dealership, but the other parcels would have other types of development. That is why the deed restrictions were imposed. This parcel is similarly situated to the present dealership in that it abuts the freeway and it is at the end of the cul-de-sac. It has not developed for another use so it might be time to reconsider this parcel.

Mr. Wachter stated there was some history as there was common ownership at the time, and in order to properly be able to develop the parcels, the owner wanted Sublot #2 to be able to be a car dealership.

Chairperson Hecht asked if there was a current dealership that would be moving to the Beachwood location. There evidently isn't a large inventory at the present location, so will there be a large inventory at the Beachwood location?

Mr. Brooker stated that there is a current dealership temporarily operating on Mayfield Road in Lyndhurst, Ohio.

Mr. Bernie Mareno stated that the inventory at the Lyndhurst location is approximately 200 cars. There are also service cars, lease/loaner cars and employee cars on approximately 4 acres.

Mr. Zabell asked if there had been any discussion about the overall parking and if cross parking between the dealership and the restaurant would be permitted.

Mr. Mareno stated absolutely not.

A motion was made by B. Zabell and seconded by O. Jacobs to grant and recommend to Council the request of Vocon Designers, representing The Collection Auto Group, preliminary approval for a proposed Infiniti of Beachwood Dealership, with the following stipulations: 1) recommendation for approval is subject to City Council approval of an amendment to the Declaration of Restrictions by The Main Trust of Frank H. Porter dated July 10, 2003, to permit the subject site to be used for an automobile dealership; 2) granting of a variance of 10 feet to Section 1131.05(a) to permit parking and drives to be located on the northern side lot line in lieu of the required 10 feet setback; 3) a total of 86 parking spaces may be constructed as double-stacked provided that said spaces shall only be used for storage of vehicles held in inventory for sale; and 4) compliance with the comments of the City Engineer.

ROLL CALL:

AYES: C. Cohen, M. Gorden, R. Hecht, O. Jacobs
B. Mann, M. Wachter, B. Zabell

NAYS: None

MOTION APPROVED – RECOMMENDATION TO
COUNCIL -

P&Z 2013-32

Vocon Designers, representing Collection Buick GMC of Beachwood, is requesting preliminary and final approval for a parking expansion and a new pole sign to be located at 25975 Central Parkway which requires variances.

Mr. Denver Brooker stated that the primary objection for this project is to provide additional parking for inventory for the GMC Dealership. This work would occur with the site work being done for the new dealership. There is a request for a second pole sign for the Infiniti Dealership. ODOT will not approve signs within 200 feet of one another and that will be resubmitted at a later date.

Mr. Griswold stated that the Fire Department indicated that the relocated, expanded retention basin should have a fence to enclose it. The Police Department has no comments. The Engineering Department requested that the applicant submit proposed storm water management pond modifications with the final plans, along with record calculations for the pond. This detention pond is a “regional” detention pond that provides storm water management for all the properties on Central Parkway. Secondly the proposed plans must be submitted to the Ohio EPA for review due to the fact that the overall site is greater than 5 acres and modifications are being made to the storm water management system. The Engineering Department would recommend preliminary site plan approval.

Mr. Smerigan stated that this request is for preliminary site plan approval. It would be noted that the last time the deed restrictions were amended, one of the stipulations in the amendment was that the test track be removed and create a natural green area. This application is pursuant to and consistent with that provision. The plan would provide for additional vehicle inventory, and the remainder will be part of the storm water retention areas. The proposed plan would accommodate storage of an additional 52 vehicles on the site. Currently there are 191 parking spaces. A total of 67 parking spaces are required by Code for this facility. The additional existing parking spaces are used for storage of vehicle inventory. The proposal would bring the total available parking on the subject site to 243 spaces. The applicant is requesting that a total of 69 of the 243 spaces be permitted to be 9 ft. x 18 ft. in lieu of the required size of 9 ft. x 20 ft. Those reduced size spaces would only be used for vehicle inventory storage. The Commission has authorized similar arrangements in the past where it has permitted alternative arrangements, such as double stacking, for spaces intended solely for inventory vehicle storage and not customer or employee parking. In those instances, the Commission determined that the spaces were for product storage and were not technically parking spaces intended for general use as set forth in the Zoning Code, and therefore a parking variance was not required.

Mr. Smerigan continued that the final item requested is a second free-standing pole sign for display along the interstate highway. The applicant is requesting a sign for the proposed Infiniti dealership that would be under common ownership but on a separate parcel. This request creates several issues. First, Section 1141.17(c)(5) limits the number of freeway pole signs to one per property. Second, the Zoning Code requires that there be a minimum of a 200 foot separation between such signs. Third, the City and ODOT have never permitted the erection of an off-premises sign for any business.

Mr. Smerigan stated that approval of this request would not only require multiple variances, but it would require the City abandon some long established policies with regard to signage. The fact that the proposed Infiniti site has limited exposure or sight lines is not sufficient justification to warrant such a major departure from established policy or to justify the granting of the requested variances. This is not the first request of this nature received by the City.

In summary, it is recommended that the Planning and Zoning Commission grant preliminary site plan approval to remove the existing vehicle test track, relocated the existing storm water detention basin, and expand the parking lot with the following stipulations: 1) the Planning Commission may make a determination that a total of 69 parking spaces may be constructed with dimensions of 9 ft. x 18 ft., to be used for storage of vehicles held in inventory for sale; and 2) the request for a second pole sign be denied.

A motion was made by C. Cohen and seconded by B. Mann to grant preliminary approval to Vocon Designers, representing Collection Buick GMC of Beachwood, for a parking expansion and a new pole sign to be located at 259975 Central Parkway with the following stipulations: 1) the Planning Commission makes a determination that a total of 69 parking spaces may be constructed with dimensions of 9 ft. x 18 ft., to be used for storage of vehicles held in inventory for sale; and 2) the request for a second pole sign be denied.

ROLL CALL:

AYES: C. Cohen, M. Gorden, R. Hecht, O. Jacobs,
B. Mann, M. Wachter, B. Zabell

NAYS: None

MOTION APPROVED – PRELIMINARY APPROVAL
GRANTED

Mr. Mareno stated that he would request that the deed restrictions regarding these parcels of land be heard at the next Council meeting, July 1, 2013, due to the costs for the engineering site work and the time line of the entire project. We would ask that the deed restrictions removal be contingent upon the proposed site plan approval. These parcels are under contract with the contingency that until all the approvals have to be received from the City of Beachwood.

Mrs. Cannon stated that the Council agenda for July 1, 2013 has already been set. The next Council meeting is August 19, 2013. It is anticipated that Council may not just lift the deed restriction regarding the automotive use. It was a restriction imposed as a condition of the rezoning of this entire track of land. There may be some additional conditions added to replace the first restrictions.

Mrs. Cannon stated that the Mayor was distributing a copy of what is called a petition registration for a proposed amendment to the Beachwood Charter. Under our Charter if someone is proposing an amendment to the Charter it has to be registered with the Clerk of Council. The registration for an amendment was delivered to the Clerk of Council on Tuesday, June 25, 2013. It is the understanding of the City that this amendment will be circulated throughout the City. The description of the proposed amendment is that it would amend our Charter to require what is known as "referendum zoning". Any rezoning from single family to any use other than single family, except institutional use, would have to be approved by both the majority of the City as a whole and a majority of the area where the property is to be rezoned.

Chairperson Hecht stated to Mr. Jacobs that he was absent at the May Planning and Zoning meeting at which time there were residents of the City present regarding the Beachwood Place rezoning issue. The Planning and Zoning meeting does not hear comments from the public. It was stated that there would possibly be a Community meeting held on Thursday, July 11, 2013 to discuss the process of rezoning property. The City notice has not been posted yet. The meeting may be held in the Community Center since there will be more room.

Mr. Wachter stated that there were some residents who did not understand the complete process of the City with regards to rezoning property.

Mr. Zabell asked about the referendum, the process of getting it on the ballot, the community voting and how long until it goes into effect. What period of time would there be until a rezoning application could be voted upon to approve or deny?

Mrs. Cannon, the Law Director, stated that there are two different issues. It is the intent of the circulators that this proposed Charter amendment be on this November ballot. If this referendum is adopted, and goes into effect, and there was a rezoning application, the referendum on that specific rezoning would be at the next regularly scheduled election. That is usually at least sixty (60) days after the rezoning. May and November are the only regularly scheduled elections.

Mr. Zabell questioned that if there was a rezoning issue pending, and there is an issue that could be affected by this referendum such as the one proposed, would the Planning Commission hear the application?

Mrs. Cannon stated that the Planning and Zoning Commission would go through the regular process. Council would get the application for the rezoning and refer it to the Planning and Zoning Commission for review and comment. It would then be referred back to Council and Council would have to have a total of three readings and a public hearing with a notice of thirty (30) days to the public. Once the zoning was adopted, it could not go into effect until the issue was voted on by both the City and the specific ward.

Mr. Smerigan stated that there is no guarantee that this proposal will pass on the ballot. For applications that have already been filed, the Planning Commission needs to proceed and go forward as normal. This type of referendum could have a substantial effect on economic development within the City. Sometimes even minor pieces of property that would benefit the community by rezoning cannot get it changed in order to accommodate a business.

Mr. Griswold stated that if you look at the history of Beachwood over the last thirty years, and were to see what was zoned U-1 A-1. Science Park and Beachwood Place would not exist. The City has taken opportunities to make good economic decisions.

Adjournment

Rochelle Hecht, Chairman

Sue Ley, Secretary

Karen Navolanic, Clerk of Council

THE PLANNING AND ZONING COMMISSION MEETING WAS HELD AT BEACHWOOD CITY HALL ON THURSDAY, JULY 25, 2013.

ROLL CALL:	PRESENT:	C. Cohen, M. Gorden, R. Hecht O. Jacobs, M. Wachter
	ABSENT:	B. Mann, B. Zabell
	ALSO PRESENT:	M.A. Cannon, J. Ciuni, Wm. Griswold G. Smerigan

COUNCIL REPORT

Council Representative, Mark Wachter, reported that Council approved P&Z 2013-29, Life Time Fitness's request for a similar, harmonious and compatible use permit to establish a Childcare with youth programs and camps located at 3850 Richmond Road.

Chairperson Hecht advised the audience that there will be a special meeting regarding the Beachwood Mall rezoning issue, on Tuesday, July 30, 2013, at which time there will be comments allowed by anyone attending the meeting.

P&Z 2013-34

NORTH POINTE REALTY, INC. REPRESENTING LANDMARK CENTRE LOCATED AT 25700 SCIENCE PARK DRIVE, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL TO CONSTRUCT AN ACCESSORY BUILDING AT THE SOUTHWEST REAR CORNER OF THE PARKING LOT.

Mr. Paul Welker, Construction and Property Manager for North Point Realty, Inc., was present to request preliminary and final approval to construct an accessory building at the southwest rear corner of the parking lot.

Mr. Griswold stated that the Building Department, Fire Department and Police Department have reviewed and have no comments on this application.

Mr. Ciuni stated that there were no engineering issues.

Mr. Smerigan stated that this request is for preliminary and final site plan approval to locate an accessory maintenance and storage building, which is located in the U-8A Office Building and Research District. The proposed site plan indicates an accessory building of 100 square feet in area and 8 feet in height to be placed on a parking space at the southwest corner of the site. The proposed location of the structure would place it approximately 10 feet from the western side lot line and 15 feet from the rear lot line. There is a significant grade change to the small office building to the west, which sits higher than the subject site. That difference in elevation mitigates any visual impact in that direction. The size and setbacks of the proposed accessory building appear to be appropriate for the site and approval is recommended.

A motion was made by C. Cohen and seconded by M. Wachter to grant North Point Realty, Inc., representing Landmark Center, located at 25700 Science Park Drive, preliminary and final site plan approval to construct an accessory building at the southwest rear corner of the parking lot.

ROLL CALL:	AYES:	C. Cohen, M. Gorden, R. Hecht, O. Jacobs M. Wachter
	NAYS:	None
	MOTION APPROVED -	

P&Z 2013-35

THE PIADA GROUP IS REQUESTING PRELIMINARY AND FINAL SITE PLAN APPROVAL TO CONSTRUCT A MONUMENT SIGN ALONG WITH A COUPLE OF WALL SIGNS LOCATED ON EATON BOULEVARD.

Mr. Bruce Sommerfelt, representing The Piada Group, was present to request preliminary and final site plan approval to construct a monument sign, along with four (4) wall signs to be located at the proposed restaurant on Eaton Boulevard.

Mr. Griswold stated that the Fire Department, Police Department and Building Department have reviewed the signs and would recommend approval. The Richard E. Jacobs Group has also reviewed the plans and has approved the signage.

Mr. Ciuni stated that there were no engineering issues with this application.

Mr. Smerigan stated that this request is for approval of the sign package for the Piada Restaurant, which is located adjacent to the Aloft Hotel on the north side of Eaton Boulevard at the Richmond Road intersection. All signs in the U-10 Planned Mixed-Use Development District require Planning and Zoning Commission approval. The applicant is proposing a combination of four (4) wall signs and one (1) freestanding monument sign to be located along the Richmond Road frontage. Two (2) wall signs are proposed on the front (east elevation) of the building facing Richmond Road. One of those signs is a shield shaped sign that consists of a routed aluminum cabinet with push through acrylic and translucent vinyl. This sign is approximately 15.5 square feet in area with a white background and black lettering. The second sign uses internally illuminated channel letters. This sign is mounted above the canopy on an illuminated architectural wall feature. This canopy sign is approximately 72 square feet in area.

Mr. Smerigan continued that the wall sign on the north elevation is approximately 42 square feet in area and consists of aluminum channel letters that are internally illuminated. The lettering is red. The wall sign on the south elevation facing Eaton Boulevard is a canopy mounted sign identical to the one on the east elevation facing Richmond Road. The total area of all wall signage is approximately 201.5 square feet.

Mr. Smerigan stated that the Commission will need to make a determination with regard to the two canopy mounted signs. Section 1141.11(d) specifically prohibits "signs placed, inscribed or supported upon a roof or upon any structure which extends above the roof line of any building." The subject signs are mounted on the top of the canopies, however, neither sign extends above the main roofline of the building. The sign package is consistent with the sign requirements of the PUD district and has approval of The Richard E. Jacobs Group.

Finally, the applicant is requesting a freestanding monument sign that is 33.75 square feet in area and 6.33 feet in height. The monument sign is mounted on a 2.5 feet high stone base with a limestone cap. The stone base materials for this sign and the Aloft Hotel sign should be coordinated to create a consistent image for these uses share a site, parking areas, and access. The approved site plan for Piada indicated a freestanding sign along the Richmond Road frontage immediately in front of the building. The site plan submitted in support of this application indicated sign placement further to the south. That location is actually the location of the Aloft Hotel sign and is off the Piada premises. The actual location for the

monument sign will need to be as originally shown in the area directly in front of the building property spaced between the Aloft sign and the Lifetime Fitness sign. The Planning and Zoning Commission has final authority to either approve or deny the sign package. Any approval should be subject to the following stipulations: 1) a determination that the signs mounted on the canopies are not roof signs as set forth in Section 1141.11(d); 2) that the freestanding monument sign be relocated onto the Piada property in a location approved by the Administration; and 3) that the base material for the Piada sign be coordinated with the base material for the Aloft Hotel sign.

Ms. Hecht stated that the two monument signs have matching stone bases, and the signs on the canopies will not appear above the roof line.

Mr. Jacobs asked the applicant if the location of the sign was in fact an error in placement. Which driveway is the restaurant traffic supposed to use to get to the restaurant?

The applicant stated that indeed it was an error in location. The operation of the shared driveway for the restaurant has not been determined.

Mr. Smerigan stated that when site plan was approved for this development, it was stipulated that there be no curb cut on Richmond Road for traffic control purposes. The access comes from Eaton Boulevard that is a right-in only that services Aloft and the restaurant. There is another shared driveway between Aloft and Lifetime Fitness which provides access further to the west. There are cross easements and agreements between the owners.

A motion was made by C. Cohen and seconded by O. Jacobs to approve preliminary and final site plan approval to construct a monument sign along with a two wall signs located on Eaton Boulevard contingent upon the following stipulations: 1) a determination that the signs mounted on the canopies are not roof signs as set forth in Section 1141.11(d); 2) that the freestanding monument sign be relocated onto the Piada property in a location approved by the Administration; and 3) that the base material for the Piada sign be coordinated with the base material for the Aloft Hotel sign.

ROLL CALL:	AYES:	C. Cohen, M. Gorden, R. Hecht, O. Jacobs M. Wachter
	NAYS:	None
	MOTION APPROVED – SIGNS ADMINISTRATIVE APPROVAL REQUIRED	

P&Z 2013-12A

WINKING LIZARD INC., REPRESENTING WINKS BAR AND GRILLE, TO BE LOCATED AT 25800 CENTRAL PARKWAY, IS REQUESTING PRELIMINARY AND FINAL APPROVAL FOR AN ADDITION WITH IMPROVEMENTS TO THE RESTAURANT.

Mr. Robert Orvets, representing the Winking Lizard, Inc. Winks Bar and Grille, was present to request approval to change the existing pagoda on the front of the restaurant, add an addition and make site improvements. The existing building was granted a 17 ft. setback. This pagoda will be enclosed and an additional 2 ft. setback is required to complete this remodel.

Mr. Griswold stated that the Building Department and Police Department would recommend approval. The Fire Department stated that commonly liquor establishments that have an exterior patio require that all access points be gated. If the restaurant is licensed for liquor sales and gates are required, the gates must swing appropriately for egress from the patio and have panic hardware for emergency egress purposes. All life safety systems shall continue into the proposed addition/patio area.

Mr. Ciuni, City Engineer, stated that the addition will be built on existing hard surfaces, and therefore there will be no impact on civil/site plans regarding storm water management. Engineering would recommend approval.

Mr. Smerigan stated that this request is for preliminary and final site plan approval for an addition to the existing restaurant building. The applicant proposes to replace the former restaurant on the subject site with a Winks Bar and Grille. The building and parking are remaining the same except for a small addition of 622 square feet to the front of the building. The applicant is proposing façade changes to alter the original oriental appearance of the building. The original restaurant was given a front setback variance of 17 feet because of the existing wetlands at the rear of the lot and the fact that the lot was not very deep. That variance permitted the building to be located at 83 feet from the right-of-way of Central Parkway in lieu of the required 100 feet. The current applicant is requesting a variance of an additional 2 feet to accommodate the construction of a new entry and an expansion of the bar area. If granted, the total front setback variance would be 19 feet with the building located 81 feet from the Central Parkway right-of-way. Given the existing location of the building, it would be difficult to modify the entrance without some encroachment into the front setback.

Mr. Smerigan stated that the applicant has agreed to limit the total seating capacity in the restaurant to 166 persons, which is consistent with the amount of available on site parking. The applicant has provided a landscape plan for the foundation area around the new addition. That plan is consistent with the general landscaping treatment on the site.

A motion was made by O. Jacobs and seconded by M. Wachter to recommend to Council the request by Winking Lizard Inc., representing Winks Bar and Grille, to be located at 25800 Central Parkway for preliminary and final approval for an addition with improvements to the restaurant with the following stipulations: 1) pursuant to Section 1159.04, it is determined that a practical difficulty exists or will result from the literal enforcement of the Zoning Code with regard to the provisions of Section 1131.05(a) relating to the minimum required front yard setback; 2) granting of a variance of an additional 2 feet, for a total variance of 19 feet, to Section 1131.05 (a) to permit the front building setback to be 81 feet in lieu of the 100 feet required by Code; 3) the maximum seating capacity of the restaurant shall be 166 persons; and 4) if the restaurant is licensed for liquor sales and gates are required, the gates must swing appropriately for egress from patio and have panic hardware for emergency egress purposes and all life safety systems shall continue into the proposed addition/patio area.

ROLL CALL:

AYES: C. Cohen, M. Gorden, R. Hecht, O. Jacobs
M. Wachter

NAYS: None

MOTION APPROVED – RECOMMEND TO COUNCIL

August 19, 2013

P&Z 2013-33

ORDINANCE 2013-71 RE-ZONING CERTAIN PARCELS FROM U-1 TO U-3 FOR ANDREW E. BRICKMAN, WHO WAS GRANTED PERMISSION FROM CRANBERRY COURT LLC, TO REQUEST THIS PROPERTY LOCATED ON RICHMOND ROAD (PPN'S 741-15-005, 006, 007, 008 AND 009) TO BE REZONED FROM U-1 TO U-3. (Referred from Council 7/1/2013)

Mr. Andrew Brickman, and Belle Decco from Abode Living, were present to request rezoning of the property previously known as Cranberry Court LLC. Mr. Brickman also stated that the property north of Cranberry Court, 2400 Richmond Road was also under contract to include in the property to be rezoned. The history of Cranberry Court is that the project started under difficult economic times. Their company has had success in the development of no maintenance type living. They would like to take this project, redesign it, and make a community of no maintenance homes. There have been several successful developments throughout the City.

Mr. Griswold stated that this is a map amendment. The approval for Cranberry Court was in 2002 and only 6 units of the proposed 12 units were completed.

Mr. Ciuni stated that there were no engineering issues.

Mr. Smerigan stated that this request is for a map amendment to rezone approximately 1.6 acres of land located on the west side of Richmond Road from U-1 Single-Family House District and U-2A Attached Single-Family House District to U-3 Apartment House District for the purpose of constructing townhouse style units. The proposed map amendment includes the northern portion of the Cranberry Court development as well as an additional single family lot located immediately to the north of that development.

There are attached single-family dwelling units immediately across Richmond Road in The Village which is zoned U-2A Attached Single Family Home District. There are also similar attached dwelling units on Richmond Road at Fairmount Boulevard in the Ten Courts Condominiums and Fairmount Court developments which are zoned U-2 Multi-Family District and U-2A Attached Single-family Home District respectively. There is also land zoned U-3 Apartment House District on the northeast corner of Richmond Road and Fairmount Boulevard. Further to the south, the Richmond Road frontage has been developed with attached dwelling units at Wedgewood Crossing and Baywood Estates which are zoned U-3 Apartment House District and U-2A Attached Single-Family Home District respectively. All of those projects have been positive additions to the City and provide alternative housing opportunities for residents. These are attached and/or multi-family developments along three of the City's four arterial streets. The only exception is Harvard Road, where the development agreement for Chagrin Highlands prohibits any residential uses. The use of such developments as a transition from arterial streets and/or more intensive zoning districts to single family residential neighborhoods is a very common and well accepted land use and zoning policy.

Mr. Smerigan continued that the applicant has provided a preliminary concept plan for the development that indicates a total of 34 dwelling units in 7 buildings focused around a central court. Five of the build-

ings are straight townhouse style units. The other two buildings, which would front Richmond Road, are designed to look like very large houses. The plan calls for a single driveway from Richmond Road and an interconnection with the existing drive way in Cranberry Court. The applicant has also provided examples of other projects he has constructed as an indication of his intended approach to the subject site.

Mr. Smerigan continued that the height limitation in the U-3 Apartment House District is 35 feet. Side and rear yard setbacks are tied to building heights. The front setback and building separation are all set by the development plan. Density is based upon the unit mix from 1-3 bedrooms and ranges from 15.5 – 21.7 dwelling units per acre. The applicant has indicated a front setback that matches that of the existing Cranberry Court units. Treatment of the areas adjacent to single-family residences will be a critical concern. Given the fluid nature of the zoning criteria in this district, it would be appropriate for the Planning and Zoning Commission to provide direction and comment to the applicant regarding the proposed concept development plan and building designs and to request a more detailed and refined preliminary development plan that could be approved concurrently with and tied to the rezoning. This could include a development agreement that more clearly sets forth some of the controlling criteria for the project. The applicant needs to amend the request for rezoning before Council to include the other parcel of land north of Cranberry Court.

Mr. Wachter asked the applicant the height of the buildings, the approximate number of units proposed and the number of acres of the property being discussed. Is any green technology used?

The applicant stated that the buildings would probably be a 3-story complex about 35 ft. in height and with 41 units on approximately 2 acres of property, including the additional home north of Cranberry Court. Abode Developers believes it is the most sensitive builder when it relates to environmental matters. The award for green home of the year was given to our developer by the HBA. It is more costly to get the LEEDS certification although it is believed that our buildings would qualify for it. It is intended to introduce ideas for eco sensitivity as well as a design that provides a desirable home for the residents. The new Abode Wellness program has been introduced to help improve the life style of people inside and outside of their homes. The products used are the most sensitive to the environment.

Chairman Hecht asked the applicant regarding the eco sensitive products; i.e. paint, inside and outside use.

The Mayor asked the applicant if any of the buildings were anticipating an elevator and what type of exterior materials on the building.

The products used are no or low maintenance type. The applicant stated at this time no there is no plan for elevators. These types of products keep the association fees lower.

Mr. Jacobs requested the number and sizes of the proposed houses and if townhouses were part of the thinking and how many bedrooms, room size, etc.

The applicant stated that there are a variety of different sizes and styles that have been developed. If you look at housing and apartment trends, people are moving to smaller residents and lower square footage. The smallest residence would be 1200 square feet with two bedrooms, two full baths and a two-car garage up to 2700 square feet. Different styles of architecture can be blended together in any community if done properly.

Mr. Smerigan stated that the applicant must appear before Council again to amend the request for rezoning after adding the additional property to the original application.

The Law Director, Margaret Cannon stated that if the applicant was before the Planning and Zoning Commission at the August 29, 2013 meeting, there would be a possibility of having the item being referred to the September 16, 2013 Council agenda for second reading and a then a third reading is required along with a public hearing. At the earliest, it would be early October before the final approval of the rezoning would be completed.

A motion was made by C. Cohen and seconded by O. Jacobs to place P&Z 2013-33 on pending.

ROLL CALL:	AYES:	C. Cohen, M. Gorden. R. Hecht, O. Jacobs M. Wachter
	NAYS:	None
	PLACED ON PENDING	

Mr. James Doutt, Director of Economic Development and Ms. Colleen McHugh, Administrative Assistant/Computer presented information to the audience regarding accessing the City's website with information on the Beachwood Place Expansion.

Mr. Doutt stated that on July 11, 2013 a special meeting was held in the Community Center specific to the Beachwood Place project. Public comments were made and several suggestions from the citizens were made. These suggestions and comments were considered in developing a web page where interested people could view documents regarding the Beachwood Expansion and also be able to submit questions and concerns regarding the project. Steps were shown to the audience regarding accessing the special website for the Beachwood Place Project. The proposed site plan for the project, the landscape plan, the site plan study, the traffic study and the economic development study are already on the site. Also, there is the capability of receiving questions from the public, which will come into the Economic Development Department, and will be distributed to specific City employees for the correct answer. The questions must be pertinent to the project and the person asking the question must be identified by name.

The Mayor thanked Mr. Doutt and his team for putting together this presentation and with very limited expense. This is a first endeavor on any project and this will be available for other projects.

Mr. Doutt stated that the City wanted to be responsive to the Community.

P&Z 2013-27A

BERNS, OCKNER & GREENBERGER, LLC, REPRESENTING GENERAL GROWTH PROPERTIES, IS REQUESTING APPROVAL AND RECOMMENDATION TO COUNCIL, THE PROPOSED REZONING TO THE U-4B ZONING DISTRICT, THE ELEVEN PARCELS ON RICHMOND ROAD AND THE APPROVAL OF THE TEXT AMENDMENTS TO THE U-4B DISTRICT REGULATIONS TO PERMIT THE EXPANSION OF BEACHWOOD PLACE. (ORDINANCE 2013-51 CHANGING THE ZONING OF PROPERTY LOCATED ON THE EAST SIDE OF RICHMOND ROAD, NORTH OF GEORGE ZEIGER DRIVE FROM U-1 ZONING CLASSIFICATION TO U-4B ZONING CLASSIFICATION. REFERRED TO PLANNING AND ZONING COMMISSION FROM COUNCIL MAY6, 2013.)

Mrs. Cannon, Law Director, stated that members of the Commission were notified that there would be certain text amendments regarding the U-4B Zoning District. Because there were significant uncertainties about the configuration of the property being rezoned, the text amendments were not completed prior to the rezoning being referred to the Planning Commission. City Council held a special meeting this evening, and followed the procedure of placing the text amendments on first reading and then referred the text amendments to the Planning and Zoning Commission. Mr. Smerigan will briefly outline the amendments and will be before the Planning and Zoning Commission for formal consideration simultaneously with the rezoning. Certain components of the text amendments are integrally related to the rezoning and the site plan issues.

Mr. Smerigan stated that the finalization of the text amendments needed a clearer idea of the concept development plan for the Beachwood Place Expansion. This rezoning needed to be a complete package to refer back to City Council and the recommendation was comprehensive. The parking standard is antiquated and a more appropriate standard was used. There is additional frontage on certain streets which may change the setbacks, standards, and also an entirely new sign criteria needs to be addressed.

Mr. Berns on behalf of General Growth Properties presented a revised conceptual site plan for the expansion of Beachwood Place Mall. In attendance were Mr. Mark Witt, Sr. Director of Design and Construction of General Growth Properties, Mr. James Heller, Vice President, KA Architects, and Mr. Kevin Westbrook, Traffic Dept. Manager of URS Corporation.

Mr. Mark Witt, Sr. Director of Design and Construction of General Growth Properties stated that Beachwood Place is one of the premier properties in the General Growth portfolio. Our request is for rezoning of properties acquired so that we can meet some of today's retail trends. The retail sales at Beachwood Place are above the industry average, but it is lagging in the food and dining components. General Growth Properties would like to continue to meet the trends of different types of retailing. General Growth takes pride in that more than six million dollars' worth of real estate taxes are contributed to the City, and three hundred and fifty thousand dollars' worth of income taxes are paid to the City each year. There will be additional job opportunities created with this project.

General Growth Properties heard the comments and concerns regarding the original plan. The original plan had two out-parcel restaurants on Cedar Road, and then two additional restaurants and a vehicular entrance along Richmond Road, along with additional retail by the exiting mall with a streetscape type of façade. There is approximately 77,000 square feet of retail and an additional 36,000 square feet of restaurant space. The revised concept plan, after hearing the comments from the City and Community, includes the following revisions. GGP maintained the two restaurants on Cedar Road and the retail attached to the building, but along Richmond Road there is expected to be only one restaurant and improvement on the setbacks has been made. There has been created a larger landscape buffer than the original thirty foot area. There will be no additional vehicular entrance on Richmond Road. It was determined that the existing entries have the capacity for the minimal amount of additional traffic that will be generated at peak hours, approximately 1%.

Mr. James Heller from KA Architecture, stated that there are eleven lots presented for rezoning, approximately 5.62 acres of land in total. In the original plan, where the site plan included an entrance on Richmond Road, the interior circulation was different than on the new proposed site plan. There are three restaurants which will be approximately 27,000 square feet. The buffer has been increased to sixty feet. There has been a tree survey completed. Mr. Heller explained the trees that will be maintained along with

new landscaping of new trees on the south end on the property being rezoned. There will be a continuous hedge with existing evergreens and additional new shrubbery. The ring road has islands that will be landscaped also. The parking will be facing north and south, not east and west. There are no additional buildings on the site. The site line study shows topographic grades. There is a section shown where the restaurant would be seen and the new retail strip along Nordstrom's Department store would be built; it would be approximately 800 feet to the nearest residence. The topography drops in the middle and comes up slightly as it comes closer to the building. Therefore, the cars will have little visibility because of the topography of the site. At the south part of the site, currently the upper level of Nordstrom's would be approximately 500 feet away.

Mr. Kevin Westbook introduced URS, a world-wide agency which serves public and private agencies performing traffic studies. Traffic studies are data and numbers. The traffic counts were all newly performed and were completed by an outside, independent company, Mio-Vision. The Trip Generation Manual determines what traffic will be generated by new business. If you put in the number that the mall should generate now based on the current size, it should 2,609 trips, which is both ins and outs during the evening rush hour, 5 p.m. to 6 p.m. Every driveway was counted and only 1,554 trips, ins and outs, were counted, which is only 60% of what the manual states. This is probably due to the type of high-end mall. In terms of additional traffic, the manual stated that there will be 198 new trips ins and outs. The first things looked at was the need for the proposed additional driveway. As busy as Cedar Road and Richmond Road are, the access points can handle the additional traffic with the expansion. There would be approximately a 1% increase in traffic, which is considered very little if any impact on traffic.

Mr. Griswold stated that the Police Department has reviewed and studied the traffic study and has no reason to challenge the trip projections. The Police Department has no further comments since there are no additional curb cuts.

Mr. Ciuni stated that he wasn't in favor of the additional entrance on Richmond Road and is glad that the study showed that the increase will be less than 1%. This warrants no improvements to the roadways with such a small increase in traffic. The Engineer's office's would have used the same process, the Trip Generation Manual, and GPD agrees with the findings of URS's study.

Mr. Doult stated that General Growth requested an economic study be done, which was completed by The Strategic Edge, which has been in business for 25 years. The points brought out were the proposed expansion for retail is 77,000 square feet and 27,000 square feet three, stand-alone upscale restaurants. The trade area of Beachwood Place Mall as defined by GGP is 528 square miles. That is the area from which the mall pulls 70% of their customer base, which is approximately a population of 612,000 people.

Mr. Doult continued that it was stated that Beachwood Mall has the potential to be a dominant shopping location for the affluent Cleveland shopper. The main competition is from life-style centers such as Legacy Village in Lyndhurst and the Eaton Center in Woodmere Village. The presence of the unique upscale anchors, Saks Fifth Avenue and Nordstroms, are very unique to northeastern Ohio. The ancillary tenant mix in the mall is not as dominant as the robust and luxury tenant mix in Legacy Village and Eaton Center. Restaurants present a particular problem to the mix at Beachwood Place. Restaurants are below the national average. This expansion could generate between 60 and 69 million dollars in retail and restaurant sales. In addition an estimated 146 to 198 number of new jobs could be created. The Strategic Edge stated that this expansion could mean the ability for Beachwood Mall to remain competitive, current and relevant. It could be at risk of deterioration if this expansion doesn't happen.

Mr. Smerigan stated that this request is for a map amendment to rezone approximately 5.63 acres of land located on the east side of Richmond Road between George Zeiger Drive and La Place Fashion Center from U-1 Single Family House District to U-4B Shopping Center District. The land to be rezoned consists of eleven (11) parcels with an average lot depth of 200 feet. Eight (8) of the eleven parcels are subject to a deed restriction in favor of the City that was executed during a previous expansion of Beachwood Place Mall. The purpose of the requested rezoning is to accommodate a proposed expansion of Beachwood Place that would add streetscape lifestyle units on the western side of the existing mall building as well as three (3) free-standing restaurants. The proposed streetscape lifestyle addition would be approximately 77,000 square feet in gross floor area. The three proposed free-standing restaurants would range in size from 8,000 to 10,000 square feet and would have a total area of approximately 27,000 square feet. The proposed additions would increase the total floor area of Beachwood Place Mall to just over one million square feet (1,002,648 – 8% increase).

The proposed concept development plan shows the western expansion of the existing mall building to be 425 feet from the eastern right-of-way of Richmond Road, which is approximately 90 feet closer than the existing western edge of the main mall building at Nordstrom's. Because of the angle of the building wall, the distance from Richmond Road increases as one moves north. The plan indicates two (2) of the three (3) free-standing restaurants are to be located in the northeast corner of the site adjacent to the existing detention basin on the south side of Cedar Road. Those restaurants would be located 100 feet from the Cedar Road right-of-way and 200 feet from George Zeiger Drive. The third restaurant is shown on the west side of the mall opposite the streetscape lifestyle addition. That free-standing restaurant is proposed to be setback 100 feet from the Richmond Road right-of-way and approximately 200 feet from the south property line of La Place Fashion Centre. In addition to the concept development plan and property legal description, the applicant has provided a traffic impact study, an economic impact analysis, and sight line drawings of the proposed development from the residential properties on the west side of Richmond Road.

Mr. Smerigan continued that the existing Beachwood Place Mall is presently zoned U-4B Shopping Center District. The adjacent La Place Fashion Centre is zoned U-4A Integrated Business District. The parcels which are the subject of this rezoning request are the only properties within the area bounded by Richmond Road, Cedar Road, and George Zeiger Drive that are not commercially zoned. To the east of the existing mall, across George Zeiger Drive the zoning is U-7A General Office Building District and U-3A High-Rise Apartment District. To the south across George Zeiger Drive the zoning is U-3 Apartment House District and U-2A Attached Single-Family Home District. To the west, across Richmond Road, the zoning is U-1 Single-Family House District.

Mr. Smerigan continued that he reviewed the traffic impact study prepared by URS Corporation. The report documents the existing traffic conditions on Cedar Road, Richmond Road, and George Zeiger Drive in the immediate area of the mall. It also provides projected estimates of traffic to be generated by the proposed expansion. He agrees with Mr. Ciuni that the projections are consistent with the standards published by the Institute of Transportation Engineers. The traffic study concludes that the existing driveway entrances to the mall are sufficient to accommodate the proposed additional development and concludes that there should be no entrance to the subject site from Richmond Road. The proposed concept plan reflects the recommendation from the traffic consultant that there be no access drive from Richmond Road. Without an entrance to the mall property from Richmond Road, the traffic impact on the

portion of Richmond Road between Cedar Road and George Zeiger Drive will be minimal. The study further indicates that no modifications are necessary to the existing lane configurations to accommodate turning movements at the various mall entrances or at the intersections of George Zeiger Drive with either Cedar Road or Richmond Road.

The economic impact analysis prepared by The Strategic Edge clearly indicates that the expansion of the mall will contribute to the City's economic base. Planning for retail centers recognizes that malls and other regional shopping centers must regularly update their image and tenant mix in order to remain attractive and competitive. Failure to adjust to changing consumer demand will result in lost patronage and potential failure. In recent years, malls and regional shopping facilities have moved to incorporate lifestyle elements in order to remain attractive to their key consumer groups. As a result, large fashion centers, such as the Polaris shopping facility in Columbus, have added streetscape lifestyle elements to their buildings and free-standing restaurants on the mall property in order to create the desired shopping experience. The proposal submitted by the applicant is consistent with that trend in regional centers.

Mr. Smerigan continued that the two sight line studies document the anticipated visual impact of the proposed development. The southern site line drawing, taken near Hilltop Drive, indicates that the proposed streetscape lifestyle addition will be approximately 600 feet from the nearest residential dwelling. With a proposed building height of 26 feet, the addition will have a lower sight line than the existing Nordstrom space. In addition, the nearest parking space in this area is located 90 feet from the right-of-way and over 260 feet from the nearest dwelling. Given the City's experience in other locations, there should be little or no visual impact from either the parking field or the mall addition in this area. The northern sight line drawing, taken near Community Drive, indicates that the mall addition, which has a proposed height of 44 feet in this area, will be 880 feet from the nearest dwelling on the west side of Richmond Road. The proposed free-standing restaurant will be 200 feet from the nearest residential property line and about 270 feet from the nearest dwelling unit. Again, these are substantial setbacks that tend to mitigate visual and auditory impacts. By comparison, the City permits industrial facilities to be located 50 feet from single family residential property lines.

The proposed concept development plan maintains the four (4) existing driveway entrances to the mall property. The proposed plan continues to provide a perimeter ring road to move traffic around the mall with minimal pedestrian conflict. The proposed concept development plan provides a total of 4,123 parking spaces with 2,552 surface spaces and 1,571 spaces either in the garage or on the garage deck at the south end of the site.

Mr. Smerigan stated that from a land use planning and zoning policy standpoint, the existing single family residential zoning classification is not the most appropriate zoning classification for the 5.63 acres. The subject property immediately abuts high intensity commercial property and has extended frontage and relatively short depth on one of the City's four arterial streets, which is also a State Route. Similarly, the current zoning classification does not advance the City's overall economic development program. Given those observations, however, it is important to control any off-site impacts that could potentially be generated by reclassification of the subject site. The proposed concept development plan for the expansion of Beachwood Place appears to be a reasonable attempt to address those issues.

With regard to the text amendment, Chapter 1123 which is Shopping Center District, proposes several changes. One of those has to do with the clarification of the intent of the district to be a regional upscale fashion shopping center. This is to establish and provide regulations for a regional upscale fashion shopping center which will become a part of the City of Beachwood. In terms of permitted uses, the clarification is that all of the uses are intended to be developed as a unified and cohesive shopping center which shall include an interior sheltered walk or promenade that provides access to a variety of retail stores and other facilities. Free-standing restaurants will be added as a permitted use. The only thing that can be developed as a free-standing building, outside the mall, is a restaurant. The restaurants have to be in style and fashion with the mall and compatible with the mall. It would require a conditional use permit, prior to development, which would give the Commission another look at the proposal. The style, quality and compatibility would have another step to get approval.

Some of the additions are necessary since there was not frontage previously on Richmond Road, nor free-standing buildings. Setbacks from the street and adjacent properties were to be established, along with limitations on area, height and yard regulations being established. Free-standing buildings would be limited to 10,000 square feet in area and 25 ft. in height. Some of the additions are necessary because in the past there no frontage on Richmond Road. Only restaurants can be free-standing buildings outside the mall and the size is limited to 10,000 square feet and height and issuance of a conditional use permit. Free standing buildings cannot be located any closer than 100 feet from a street right-of-way. In addition, there have to be setback regulations from adjacent properties, side and rear, and parking space setback requirements and all setbacks must be improved with landscaping. All of the previous standards have been maintained and additional standards added. The code presently has requirements that the islands in the parking lots have landscaping and the service areas must be landscaped. One other major change is the parking ratio. Parking will be determined on the gross leasable area of the facility. There has been a separate set of sign regulations for this area, U-4B Shopping District. Before looking at U-4B changes, there was a general sign section for the entire mall. Signage is limited on the main mall building where there are main entrances. Standards for the streetscape tenants were also established, specific to this area. The illumination is also regulated in this specific area. The monuments signs are very specific, with the mall being allowed two monument signs; one at Cedar Road and George Zeiger Drive, and the second one at George Zeiger Drive and Richmond Road. There would be four monument signs permitted at the mall entrances itself. Specific regulations have been established on the size, height, square footage, and design of those signs. An on-site way finding sign package for directions on the site could be submitted to the Planning and Zoning for review and approval from Beachwood Mall. This has been done in other districts.

Mr. Smerigan continued that all of the new criteria and standards have been developed for dealing with this unique situation. Obviously, some of these changes need to be put into place whether or not the rezoning passes. Some of these upgrades to the regulations are important as text amendments.

Going forward, the entire package needs to be reviewed, but not just what is the correct zoning for this property. What is the appropriate design of the development, what are the appropriate standards to have in place to ensure that future designs will be what go beyond the initial development? If the restaurants should change, there would have to be a complete review of the new proposal.

Mr. Smerigan stated that there is to be another presentation and no action will be taken this evening. The proposed map amendment raises both the opportunity and the need to adjust the current zoning code. If the Planning and Zoning Commission determines to recommend the requested map amendment, it should include, as part of that recommendation, a text amendment to Chapter 1123 to insure adequate and proper controls and that the concept development plan, offered as an inducement for the rezoning, is followed.

Chairperson Hecht recognized Mr. Rob Clarke, General Manager of Beachwood Place Mall present in the audience.

Mr. Jacobs thanks General Growth Properties and all the presenters for the informative presentation and he appreciates the changes made from the original proposal. First, he would like to hear in your own words why this project is important to the continued success of General Growth Properties, and why you believe that free-standing restaurants would be more successful than the previous restaurants. Secondly, he couldn't find the Economic Analysis very informative. He was expecting to see what the economic impact for the City of Beachwood, the schools, and change in property tax income tax would be.

Mr. Witt stated that there are two words to address the first question, relevance and convenience. There are retail trends and there are interested retailers that want streetscape, exterior facing, open façade, and open building sites appeal to a lot of national retailers. The matter of convenience is important to restaurants. Upscale restaurants want to have exclusive parking areas. Being farther away from the main mall building means they would have parking dedicated to the restaurant patrons.

Mr. Cohen asked about the U-4B change in parking and how it would impact the current parking conditions.

Mr. Smerigan stated that the facility is close to that standard now. In retail centers over a certain size, 4 per 1000 are considered to be the standard. There have been many studies done on this formula.

Mr. Cohen asked details on the traffic study and the representation of the 95 vehicles entering and existing traffic for one peak hour. Is that a ratio of how many will be increasing in one hour.

Mr. Westbrook stated that there are approximately 198 trips; 95 vehicles entering and 103 exiting. That is for one peak hour that coincides with one peak hour on the main street. It is a percentage of the amount of total traffic on Richmond Road.

Mr. Smerigans stated that it isn't a 1% increase in total mall traffic. It is 1% increase of traffic on the existing roadway. There is about an 8% increase in the size of the mall, but the mall is only one generator on Richmond and Cedar Roads. There is a certain volume of traffic at rush hour. The majority of traffic on Cedar/Richmond Roads does not have anything to do with the mall. They are commuters going home; there are Legacy Village shoppers, and other drivers commuting to destinations other than the mall.

Mr. Westbrook stated that there would be about 50 cars added to the traffic on Cedar Road and only about 17 cars added to the traffic on Richmond Road. There is not much traffic expected to come up Richmond Road.

Chairperson Hecht asked Mr. Westbrook if the volume of traffic during the holidays was taken into consideration when traffic studies are done.

Mr. Westbrook stated no, that the period of holiday traffic is a short period of time. When it does happen there is an impact on traffic. You design for the typical weekday, rush hour during the general time of the year.

Mr. Westbrook stated that the restaurants and the mall peak at different times. The peak of the road is what is studied to determine when the traffic pattern is the worst. The restaurants will probably be busy after 6 p.m. The mall and the roads peak at different times. People also come for different periods of time to different places.

Mr. Heller stated that for residents of Beachwood coming from the south, a right hand turn will probably be made onto George Zeiger Drive and enter the mall. Why would anyone want to drive an additional half mile to enter the mall on Cedar Road?

Mr. Westbrook stated that this is a local mall and part of a community. People usually have the same route that is travelled when going to the same mall.

Mr. Wachter stated that a question was raised that things change at holiday time. Where the mall may not be a trip generator on a daily basis, it might be good to check into the additional impact of traffic at the holiday period of time. Perhaps it may not be unusual for statistics, but for the people that live with it for forty-five or so days, there may be some change in traffic.

Mr. Wachter asked Mr. Heller if another set of sight lines could be prepared for Tuesday from the front of the property looking out. Do a sight line from the front yards of the Hilltop/Community Drive area towards the mall through the trees. There will be additional buffering done in that area year round. Also, does this plan have any other enhancements anticipated in building space at this time?

Mr. Westbrook stated no. There was a renovation of the food court not long along, and the front entrance was renovated about four years ago. The interior of the mall is in pretty good shape. This type of renovation is kind of unique because usually enclosed malls that were built several years ago don't have a street presence. This new addition that will create a streetscape experience will be very interesting and inviting to the public.

Mr. Wachter asked if there was any change anticipated in the parking area lighting from surrounding illumination or energy levels standpoint.

Mr. Westbrook stated that specifics haven't been reviewed yet. What is required will probably be maintained. There are a minimum number of foot candles required during operation hours and will be reduced after operating hours.

Mr. Heller stated that the intent would be that as expansion is made westerly, there will be additional lighting needed. There will be new cutoff lights installed. After the mall closes, there is a minimum night level of lighting required.

Mr. Wachter asked about the detention basin and if there might be a water feature.

Mr. Westbrook stated that it was early and there might be an added water feature. It is understood that regardless of what is done, storm water management will need to be done. There may be a fountain and maybe a bio-swale and some additional plantings.

Mr. Wachter clarified with Mr. Smerigan that there is no site plan approval before the Commission at this time or in the near future. There is only an application for rezoning under review and before the Commission for recommendation to Council.

Mr. Smerigan stated that is correct. Regardless of the action that is taken on the rezoning, the applicant would have to submit another application to obtain site plan approval. There is a rezoning application and some regulations are appropriate criteria that would support rezoning of the property. Also, for the restaurants, the applicants would have to make application to the Commission for a conditional use permit.

Mr. Wachter stated that he read on the website a concern that if this is rezoned and approved by Council, could it result in retail businesses adjacent to the restaurant? The only free-standing use would be a restaurant use, correct? Even then a conditional use permit would have to be granted by the Commission for each of these three restaurants, if that is what is proposed.

Mr. Smerigan stated that was correct.

Chairperson Hecht asked if the restaurant names were approved and if there were any names of the retail stores available?

Mr. Westbrook stated that there were no retail store names available at this time. There are multiple tenants interested in this space. He will see if I can at least get a category of store for your information.

Chairperson Hecht thanked the applicant for all the work and information that was presented this evening.

Adjourned at 10:15 p.m.

Rochelle Hecht, Chairperson

Sue Ley, Secretary

Karen Navolanic, Clerk of Council



This is not our typical Planning and Zoning Commission meeting. This is a special meeting that was held so that the members of the Community can have an opportunity to ask their questions. Representatives from the owners, General Growth Properties, gave a presentation at the regular Planning and Zoning meeting last week and will repeat that presentation this evening. There will be limit of 3 minutes for everyone's questions. There is a sign-up sheet at the podium for you to record your name, address, phone number and email address if desired. Please make sure that the same question isn't asked more than once. You are to introduce yourself before speaking.

Chairperson Hecht stated that the Planning and Zoning Commission is not an elected board. The members are appointed. Typically when there is a new project, Council will refer it to the Planning and Zoning Commission. The Commission will review and look into the information. Then the Commission will formulate some type of conclusion, take a vote, and then make a recommendation to City Council. There will be no voting on the application this evening.

The Mayor welcomed General Growth Properties' representatives, Rob Clarke the General Manager of the Beachwood Place Mall, and his staff to the meeting. Also, he commented on a form letter that has been circulated throughout the Community. He has received, prior to this morning, twenty-five of these form letters with his name and various names of Council and signed by, he assumes, twenty-five residents. These comments are related to the form letter. He would like to thank everyone for taking time to express their concerns regarding the Beachwood Place Mall expansion. Several members of Council have expressed the desire to hold off on voting on the Beachwood Place rezoning should the citizens' group obtain the required signatures to put this matter on the ballot. If this is the case, several Council members have agreed to hold their vote until after the November election. He agrees with them and supports their decision to do so. Your voices have been heard, and your government plans to respond accordingly. Information was requested by the residents about the Beachwood Place Mall expansion and the City added that information to the website. Along with reading this letter, he responded to the twenty-five letters that he received by email.

P&Z 2013-27A

BERNS, OCKNER & GREENBERGER, LLC, REPRESENTING GENERAL GROWTH PROPERTIES, IS REQUESTING APPROVAL AND RECOMMENDATION TO COUNCIL, THE PROPOSED REZONING TO THE U-4B ZONING DISTRICT, THE ELEVEN PARCELS ON RICHMOND ROAD AND THE APPROVAL OF THE TEXT AMENDMENTS TO THE U-4B DISTRICT REGULATIONS TO PERMIT THE EXPANSION OF BEACHWOOD PLACE. (Ordinance 2013-51 changing the zoning of property located on the east side of Richmond, north of George Zeiger Drive from U-1 Zoning Classification to U-4B Zoning Classification. Referred to Planning and Zoning Commission from Council May 6, 2013)

Mr. Sheldon Berns, from Berns, Ockner & Greenberger, LLC, representing General Growth Properties, stated he was proud to be representing a very vital part of our community, Beachwood Place Mall. The following people will be participating in the presentation this evening: Charles Tapia, Regional Director of Properties, General Growth Properties, James Heller, Vice President, KA Architects, Eric Smith, Vice President and Operations Manager for URS, and Joan Premo, Founder & Principal of Strategic Edge.

Mr. Charles Tapia stated that General Growth Properties is very proud of Beachwood Place Mall as one of their premier properties and would like to maintain it. In doing so, we need everyone's support with these rezoning changes, so that General Growth can meet the current retail trends. Particular trends are stores that seek to improve the general visual appearance of the mall and free-standing restaurants of a high caliber. Beachwood residents have requested more restaurants for this area. As a neighbor to the community, we provide several charity events; i.e. The Gathering Place, Rainbow Babies, and we also support the educational system. There were concerns with the original site plan design. One concern was the proposed entrance on Richmond Road, and it has been eliminated.

The other concern was the visual concern and what would be seen through the landscape. The landscape buffer has been increased to 60 feet. These elements are going to help Beachwood Place maintain its prominence in this community.

Mr. James Heller, from KA Architects, presented the revised conceptual site plan for the proposed expansion of Beachwood Place Mall. This plan now shows Richmond Road with a sixty (60) foot buffer and a tree survey was completed, showing all the sizes of the trees, and marked those that can be utilized. There will be one free-restaurant on Richmond Road and two free-standing restaurants on Cedar Road of approximately 8-10,000 square feet. These would be the only restaurants permitted and requested. There is approximately 77,000 square feet of retail space that will be attached to the west side of the mall. There will be shops facing both the interior and exterior to the mall to accommodate some of the newer upscale tenants. There is a continuous ring road around the perimeter of the mall, with four main entrances. The proposed Richmond Road entrance was eliminated.

Mr. Heller continued with a conceptual plan for the proposed landscaping plan, showing the existing landscaping along with additional shrubbery, plants, trees, etc. There will be a layered system of landscaping and a provision for storm water management must be provided. The lowest part of the site is located at the northwest corner, and conceptually, he shows potentially, doing the storm water management and must be aerated, after review by the Engineering Department. There is a restaurant shown on the Richmond Road side at a minimum setback of 100 feet back from the east side of the sidewalk, which is the end of the 100 foot right-of-way of Richmond Road. There is a layer of trees that can be seen, new and existing trees within the 60 foot buffer on Richmond Road. There must be trees in the islands of each of the parking spaces and trees along the islands, where the proposed expansion is next to the mall.

The Planning and Zoning Commission requested that a sight line study be done from the residential side of the street across to the mall. There was a section taken as if a knife was cut through the ground, just south of Community Drive, with Richmond Road on the far left, the 60-foot buffer plus the additional landscaping on Richmond Road, through what would be a restaurant which is approximately 25 feet in height (which is probably lower than the homes presently there); there is a sight line cut through to the parking field where the new expansion is. There could be a potential of the retail expansion to be a story and a half stories high, no higher than Nordstroms. As you take a sight line from across the street, you see that the restaurant will appear to be about fifteen feet in height. In addition, the proposed new expansion at this point is 800 feet from the sidewalk on the west side of Richmond Road. There is a slope in the parking lot and the visibility of cars tends to fall away, following the 6' drop in grade. There is a lower parking lot, landscaping trees in front of the lot, with a new island along the ring road and additional landscaping on the property.

Mr. Eric Smith is a registered professional Engineer in the State of Ohio, and also a certified Professional Operations Engineer. He has spent 30 years of his career doing traffic engineering both in New England, and Mid-Atlantic States and also the State of Ohio. URS is one of the largest engineering and architectural firms in the world. URS has performed engineering work with ODOT, counties, turn-pikes, and has designed highways, bridges, and almost everything you drive on.

Mr. Smith continued that there was a traffic study completed that is now posted on the Beachwood website. This study reviewed the traffic which is counted at the peak periods of traffic flow, which in Beachwood is the evening rush, between five o'clock to six o'clock. Data was actually taken from Beachwood's Traffic signal system, and cameras were put out at each and every roadway and driveway around Beachwood Mall. Every location had a video tape of traffic entering and exiting Cedar Road on a Tuesday in June, 2013, which is a typical day for gathering that type of information. Using that information, they analyzed the roadways. The Institute of Transportation Engineers, an industry group, has a trip generation manual. In the manual it has empirical data for shopping centers and malls all over the country. Engineers, state agencies, and cities count how many square feet of gross leasable area are in a mall area, and how much traffic it generates. Then a chart is developed showing how much traffic is generated through that number of square feet of area of the shopping areas, office buildings, discount home furnishings or other land uses. This information is taken and it is used to determine how much new traffic will be generated by the additional square feet of area being added.

All of the entrances of Beachwood Place and everything around the mall was used to find out that the Beachwood Mall generates about 60% of what it should according to the manual. That is believed to be because the demographics are different. This is a high-end mall and doesn't attract as much traffic as a discount center would. The expansion area plus the mall was then used, and it was determined that there would be approximately 200 new trips during the peak hour, during the rush hour, not the heaviest time on the road itself, or the busiest time for the mall itself, but the combined heaviest time is the peak hour on a typical day. When that number was dispersed onto the highway, the result was an increase of about a 1% increase in traffic. There will probably not be any noticeable difference with a 1% increase at the mall.

What would the traffic be on a particular day like black Friday? There would have to be a separate count study done because there is a lot of traffic on George Zeiger Drive from residents, office buildings and other traffic that is not from the Mall. In the manual, there are breakdowns by month. It states that in the month of December, the typical generation that the mall is doing normally (60%) that during December it will be increased by 140% of what the average is. On a black Friday type day, there will be approximately 40% more additional traffic generated than on a typical day. Even if the 1% of additional traffic on a regular day is increased by 40%, it is still only one and a half percent increase. The increase is really considered very minor. There will be no significant difference in your daily travel. The 1% in terms of cars south of the site was about 51 cars per minute in the peak time. It is less than one car per second.

Ms. Joan Premo is founder and principle of The Strategic Edge and the company does market studies and feasibility studies for all sides of the retail development equation. Their client base is retailers, developers, and municipalities and that is the typical mix in their office for reviews. The Beachwood Place Mall, which was built in 1978, is an iconic shopping center and is very strong and dynamic in the community. The anchors are very dominant at this mall. What has been proposed in the context of the size of the mall, of nearly 900,000 square feet today, is an expansion of just about 100,000 square feet and described as the wrap around area of 77,000 square feet, plus three free-standing restaurants. When looking at a project like this they look at a number of things, should it be done, what it will do for the community, what is the impact, etc. The history of the existing sales of the center is looked at, but specific figures are a proprietary and are not disclosed. What is presented in the study is in indexes in sales performance and is measured against industry standards. The performance of the mall was measured against industry standards with similar type projects in this region of the country. Beachwood

Place performs at nearly 50% better than industry standards. This is premier property. What was found was that the restaurant mix was not performing like the ancillary tenants of the mall. There is not a dominant restaurant mix at the mall considering the other factors in this study. Restaurants are one of the top requested additions to the mall.

There was some sales impact of the addition. The increased sales both of the new space as well as some lift to the existing center, will bring new vigor in the existing tenants and will add approximately 60 to 69 million dollars in additional total sales. This translates to 135 construction jobs, using industry standards, 146 to 200 permanent jobs, to employ young people of the community in retail jobs, and additional income tax also generated with the permanent jobs averaging approximately \$35,000 to \$45,000. What is important in terms of the economic factors is the property taxes to consider. In the aggregate in 2012, the total property tax of the mall and all of the anchors was 6.3 million dollars which was distributed between the County (1.6 million dollars), Beachwood School District (4.2 million), Beachwood Library (\$200,000) and the City of Beachwood (\$300,000). Beachwood Schools' expenditure per student is among the highest in the State of Ohio. The budget for the School District is 32 million of which half of that, 16 million dollars, came from commercial property tax and a quarter of that came from Beachwood Place Mall (4.2 million dollars). These are important changes to keep up with modern retailing. If General Growth maintains this iconic mall in the City of Beachwood and forestalls potential decline in sales and forestalls leakage out of the community, you will keep the sales and restaurants in the City of Beachwood and it will result in increased taxes.

Mr. Griswold stated that the Building Department and Fire Department have no comments at this time. The Police Department report stated that the traffic report was studied and the Police Department agrees with the trip projections in the traffic study. There had been an issue regarding the possible curb cut on Richmond Road, but since that has been eliminated the Police Department is satisfied.

Mr. Ciuni stated that the Traffic Study has been reviewed by the Engineering Department and complied with the industry's standards. The study recommended that all current entrances and exits for the mall remain the same. The Engineering Department was glad to see the curb cut on Richmond Road was eliminated. The traffic study concluded that there was only a one percent increase in traffic and this doesn't warrant any roadway improvements regarding adding an additional lane, lights, or new entrances or exits. All other items for review by the Engineering Department will come at a later date.

Mr. Doult stated that The Strategic Edge sampled more than twenty recent mall projects across the United States. They tapped into a very expansive data base of the International Council of Shopping Centers (ICSC). The proposed expansion of 77,000 square feet of retail wrapping the existing mall and approximately 27,000 square feet in 3 stand-alone upscale restaurants is important to retail. area that GGP defines for the customer base that they pull in is quite large. There are 528 square miles designated as the geographical area which is the footprint of their customer range, and that area includes 612,000 people, which represents 69.4% of the shoppers that come to Beachwood Place Mall annually. The main competition is from life-style centers which are Legacy Village in Lyndhurst and the Eaton Center which is in Woodmere.

The presence of upscale anchors such as Saks and Nordstrom sets Beachwood Place apart. The food court is quite strong, but the restaurant mix is not nearly as strong as the retail stores. The individual investments in the three buildings for the restaurants are nearly fourteen million dollars. From an economic development standpoint it is important to talk about the temporary jobs that will be created.

There will be around 135 temporary construction jobs created and more permanent jobs will be in the range of 146 to 200 jobs. There is a need in the society to have these types of jobs. The Strategic Edge report would say that the Beachwood Mall could be at risk of deteriorating sales if this expansion does not occur. This project, when completed, will allow Beachwood Place Mall to remain competitive, current and relevant.

Mr. Smerigan stated that in front of the Commission is a request for a map amendment that would rezone approximately 5.63 acres of land on the east side of Richmond Road between LaPlace and George Zeiger Drive. The land would be rezoned from U-1, Single Family District to U-4B, Shopping Center District. The land in question consists of eleven (11) parcels with an average depth of two hundred feet (200). Eight of the eleven parcels are subject to a deed restriction in favor of the City that was executed during a previous expansion of the mall. The purpose of the rezoning is to accommodate the proposed expansion for which we have received a conceptual development plan. The plan includes a streetscape lifestyle set of units on the west side of the mall as well as three stand-alone restaurants. The streetscape lifestyle addition is proposed to be approximately 77,000 square feet in gross floor area. The three free-standing restaurants range in area from 8,000 to 10,000 square feet. Those proposed additions would increase the total floor area of Beachwood Place Mall to just over one million square feet. The proposed concept development plan shows the western expansion extending to within approximately 425 feet of the eastern right-of-way line of Richmond Road. From the eastern edge of the right-of-way to the nearest point of the expansion of the mall would be 425 feet, which is approximately ninety (90) feet closer than Nordstrom is at the present time. Because of the angle of the Mall, the way the building curves and angles, the distance from Richmond Road increases going north on Richmond Road. Two of the three restaurants are proposed to be located at the northeast corner of the site, adjacent to the detention basin that is at the corner of Cedar Road and George Zeiger Drive. Those restaurants would be located approximately 100 feet from Cedar Road and 200 feet from George Zeiger Drive. The third restaurant is proposed to be located on the western side of the mall. The third restaurant would share the parking field with the new mall entrance for the lifestyle streetscape addition. That restaurant is to be located 100 feet from the eastern right-of-way line of Richmond Road and 200 feet from the southerly property line of LaPlace Fashion Center. The Beachwood Place Mall is zoned U-4B, Shopping Center District, and the adjacent LaPlace is zoned U-4A, Integrated Business. The parcels in question are the only parcels within the area bounded by Cedar Road, Richmond Road and George Zeiger Drive which are not zoned commercially. To the east of the existing Beachwood Mall across George Zeiger Drive the zoning is U-7A, General Office Building and U-3A, High-Rise Apartment, to the south across George Zeiger Drive is zoned U-3, Apartment House District and U-2A Attached Single Family, and to the west across Richmond Road is zoned U-1, Single Family.

Mr. Smerigan continued that the Traffic Impact Study prepared by URS Corporation documents the existing conditions on Cedar and Richmond Roads and George Zeiger Drive and the immediate vicinity of the Mall. He would concur with the Police Department and Joe Ciuni, Engineering Department, that the traffic counts as prepared and filmed are consistent with the City traffic signals that actually counts traffic. The projections are consistent with the standards published by the Institute of Transportation Engineers. The Police Department, the City Engineer and City Planner regularly review the traffic impact studies. There is to be no entrance on Richmond Road. The four existing entrances will remain. It is a fact that large retail centers and malls need to constantly update and maintain a certain standard with their image in order to be attractive and competitive to the public. What is proposed at Beachwood Place is what is happening in today's retail environment. If a look is taken at the larger fashion malls within the state of Ohio and surrounding states, the move towards adding streetscape or lifestyle elements and free-standing restaurants is very common.

Mr. Smerigan continued that in addition to the Traffic Study and the Economic Development Study, the Commission requested two sight line studies, which were presented earlier by Mr. Heller. It is noted that in the southern sight-line drawing taken from near Hilltop Drive, the proposed streetscape lifestyle addition would be approximately 600 feet from the nearest residential dwelling. A proposed height at that area of 26 feet would have a lower site line than the existing Nordstrom space. In addition, the nearest parking space, taking that same sight line study, is located about 90 feet from the right-of-way and over 260 feet from the nearest dwelling. The parking is set back a substantial distance. Given the City's experience in other locations with buffering parking, this is more than sufficient room for an adequate buffering. The northern site line was taken near Community Drive. It indicates in that area, where the Mall addition is somewhat taller because of the drop in grade, the height at that point would be about 44 feet, but the distance from the nearest dwelling on the west side of Richmond Road would be about 880 feet. The free-standing restaurant would be about 200 feet from the nearest residential property line and nearly 270 feet from the nearest residential dwelling. Again, those are substantial setbacks that tend to mitigate the visual and auditory impacts. As noted before, by comparison, even in the City's industrial areas, buildings are permitted to be located within 50 feet of residential property lines. This is a substantial distance from the buildings to the residential area.

Mr. Smerigan continued that the conceptual plan continues to include a perimeter ring road, which is currently used and is very important in moving traffic around the mall area and minimizing pedestrian conflicts. The concept plan provides for 4,123 parking spaces, with 2,552 being surface spaces, and 1,571 parking spaces either in the garage or on the parking deck over the garage.

From a land use planning and zoning policy standpoint, the existing single family, residential zoning classification is in his professional opinion, not the most appropriate zoning classification for the 5.63 acres. The property immediately abuts high intensity commercial property and has extended frontage with relatively short depth on one of the City's four arterial streets, which is also a State route. Given those observations, it is also important to protect the residential on the west side of Richmond Road.

Mr. Smerigan continued that the map amendment to U-4B Shopping Center District brings forth the necessity for text amendments that would accompany any map amendment. Chapter 1123 is quite dated and presents the City with both the necessity and opportunity to do some upgrading of the language. There is a draft provision for the text amendment to recodify the Shopping Center District. This provision continues to provide for this being an upscale fashion center with a sheltered walkway or promenade and all of the stores part of the main building. There is an opportunity to have only free-standing restaurants, as standalone buildings. The restaurants need to be consistent with the style and character of the Mall. A conditional use permit would need to be obtained from the Planning and Zoning Commission for any type of restaurant. There is also site plan review and approval also by the Planning and Zoning Commission. The conditional use permits are for a specific use and are not transferrable.

Mr. Smerigan continued that the Shopping Center District contains standards with regards to maximum ground coverage and standards for landscaping, but the setback standards had to be changed significantly. There were setback standards for the main building, but setback standards had to be set for the free-standing buildings. There are limitations, such as that restaurants are not permitted to be more than 10,000 square feet in gross floor area, not more than 25 feet in height, and be no closer than 100 feet from any street right-of-way. There also has to be a 100 foot setback from any adjacent property line.

The regulations provide that parking spaces must be setback a minimum of 30 feet from the right-of-ways on Cedar Road and George Zeiger Drive. The parking is located there today.

There has been an additional provision added that the parking spaces must be set back a minimum of 60 feet from the right-of-way line of Richmond Road. That is consistent with the buffer that is being proposed and will be codified into the regulations so that the buffer will not be encroached upon. Also, the parking spaces must be 50 feet from adjacent side or rear property lines, which again is in regards to the LaPlace property. The regulations do require that all loading and service areas be screened and landscaped in a manner that is acceptable to the Planning Commission. The parking ratio is being updated. What is suggested is a parking ratio that is based on the gross leasable area. The ratio would be four (4) parking spaces for each one thousand (1000) square feet of gross leasable area. That is the industry standard for a center of this type and size.

Mr. Smerigan stated that the other addition to the chapter is sign provisions. There presently is a separate sign section in the Codified Ordinances where U-4B is in with the other commercial districts. Given the changes to this area that are being proposed, there are some unique circumstances. It is suggested to put sign regulations that are property and project specific right into this section. The total amount of signage on the site will be limited. The wall signs are permitted for the main mall at the main mall entrances only and for the entrances to the anchor tenants. There will be no wall signs anywhere else on the mall. The interior tenants will not have signs on the outside of the mall. For the streetscape tenants there will be limited signage permitted. The lighting will be turned off after business hours. There are specific limitations on the restaurant signage also. Being very project specific, it is suggested that there be permitted two mall monument signs. One would be at the intersection of Cedar Road and George Zeiger Drive, where there presently is one located; and the other one is suggested to be at the corner of Richmond Road and George Zeiger Drive and will be limited to the size of the current monument sign. There will be entrance identification signs at the four entrances. Again the sign regulations are consistent with what is presently on the mall site. The other provision was for wayfinding signs so that once you are in the mall there will be directional signs to make it possible to move traffic effectively and efficiently on the site. The Commission has done similar regulations in U-5 and U-9 districts.

The preliminary and final development plan standards are consistent with what is required throughout the City in all the districts. Even if the property is rezoned, the applicant will need to return to the Planning and Zoning Commission with detailed design drawings, which will be reviewed again by the consultants and the staff, including the Engineer and be presented at a regular meeting.

Mr. Smerigan stated that illumination standards were included so that the sources of light for the buildings and grounds all have to be shielded so there is no light visible and no glare to residential properties.

In summary, the Planning and Zoning Commission has been presented with information regarding Mall enhancements and must determine: 1) what is the most appropriate zoning classification of the subject site; 2) if and how the deed restrictions should be amended regarding certain properties; 3) make a determination on the acceptability of the concept development plan; and 4) if the Commission is moving ahead with the rezoning of the property, a text amendment should be recommended so that what is proposed is the final product.

Mr. Mann had Mr. Heller explain the sight line perception with regards to the height of the restaurant and the visibility through the buffer. The restaurant is approximately 200 feet from the west side of Richmond Road and it is another 70 to 75 feet to the first home. The 25 foot height of the restaurant would probably be lower than the height of the rooflines of the homes which are currently there.

Mr. Mann stated that Mr. Smerigan confirmed that there would be lighting standards set and reviewed by the consultants and the Planning Commission for approval. All lighting for new projects is reviewed by the City's consultants. The new regulations require the restaurants and the western facing shops turn the individual signage off after hours.

Mr. Mann asked General Growth if there had been any input or feedback from the present retailers at Beachwood Place Mall and if they are in favor of the project expansion.

General Growth replied that the present tenants want to make sure that the Mall maintains its present vitality in the Community.

Mr. Zabell asked the applicant if any of the perspective new clients that are interested in locating at Beachwood Place Mall could be shared with the Commission at this time. Are all the tenants new to the market or would some be relocating from other areas?

General Growth stated that as a Company policy, since there are no signed leases, the names of any perspective retailers or restaurants could not be divulged at this time. The tenants would all be new to the market and first to the Cleveland area.

Mr. Zabell asked if the applicant has reviewed the proposed text amendments and is General Growth in agreement with the proposed restrictions stated in the new Chapter 1123 Shopping Center District?

General Growth Properties has reviewed the proposed text amendments and has adjusted the proposal as needed to comply with the new text amendments.

Mr. Zabell commented that he had concerns with the proposed entrance on Richmond Road and he would like to know if removing that entrance created any concerns with the perspective clients. What is the time line for the project?

General Growth stated that initially there was some concern; but after an explanation was made that the present entrances could handle the increased traffic and traffic flow, the tenants were satisfied with the explanation. As soon as zoning approval is obtained, the architect will begin to develop detailed drawings and hopefully get started in 2013.

Chairperson Hecht stated again that the resident should go to the podium, sign in and introduce him/herself in the microphone. There will be a three-minute limit. Residents are asked to please refrain from asking the same questions more than once.

The following are the comments and questions from the audience and the reply by either the applicant or City staff.

Mr. Rueben Gutman, who lives on Penshurst, stated that unfortunately the arguments that have been made tonight are really the greatest argument for the referendum that is circulating to change the way in which the City changes zoning from residential to commercial. Only a short time ago there were deed restrictions established, which is the strongest form of restriction on property use that one can have and now the City wishes to throw them away. So when a representation is made as to where the exit will go onto Richmond Road that is for now but what credibility does that have when George Zeiger Drive is crowded five years from now and someone changes and decides to request an entrance on Richmond Road? Secondly, interior expansion is well within the Mall's right and not a problem for most residents. Richmond Road and tearing down houses is a big problem for most of us, especially because most of those lights will be visible onto our residential neighborhood. He will submit to you that the restaurant row on Richmond Road, that only shows one restaurant now, but as we all know the original plan showed more restaurants. We have to have confidence that this won't change. Based on the past practices with the deed restrictions, there is no basis for confidence that this won't change mid project. Thirdly, there was mentioned a 25 foot height restriction on the restaurant; how high will the signage be above it? That wasn't mentioned, which will also cast lighting and will also play into all of our fears that what will be created here is a Cedar Center North on Richmond Road. It is said that it will be no higher than Nordstrom. Nordstrom is itself 3 to 4 stories tall, perhaps more because we are talking about commercial heights. When you talk about a 25 foot high restaurant and you talk about sight lines, the sight lines are really an artificial construct compared to what the reality will be with these restaurants. For that matter the architectural tacky design of most free-standing restaurants, most people would not want to say, "I'm glad that restaurant is in my city. I'm glad I can see that restaurant from my home." More importantly, what is the protection that when a developer comes along in the future and acquires Community Drive or acquires property on the other side of Richmond Road how can the residents depend upon the City to say no, when even deed restrictions didn't even protect us in this situation. Unfortunately what has been done for all of us is that you have made the argument for the passage of the change in how zoning restrictions will change in this City mandatory. That is unfortunate because it means taking a blunt instrument when a scalpel should have been used. You are not discharging your responsibility Mayor. You should have said no to anything on Richmond Road.

Mr. Smerigan stated that the statement was made about the restaurant being 25 foot high and how much higher the sign would be. The City regulations do not permit signage to extend about the roof lines of the buildings. There wouldn't be any sign higher than the building.

General Growth stated that they have tried to be good neighbors in the past and will continue to do so in the future. There seems to be some distrust by some members here, and I assure you that what has been proposed today is what our intent is to move forward with.

Mr. Sorin Teich resides at 25467 Halburton Road. Speaking on the last remark of being good neighbors and we do like Beachwood Mall and Nordstrom's. He is not sure that a good neighbor who brings so many articulate people here needs the lawyer to introduce everybody else. That is a very subtle signal for every one of us. Now we have been presented with the facts that the traffic would increase 1% only. Where is the economic benefit? If we increase the traffic by only 1%, one car per minute, where are you guys going to make money from that? He has an MBA and he fails to understand that. Now, he is not speaking on behalf of all the residents, but if you guys get the signal here and the vibe, in this room and in this community, he would rather spend his time planning another plan that does not take into consideration rezoning those parcels. We have been there a few months ago with another developer and this will not happen again.

We will not get again into these future negotiations just to get again and again, rezoning of this land. We are not happy. There are many details here, 25 feet, 40 feet, lumens, signage, signage on George Zeiger is not necessary. It will not happen.

Mr. Michael Silver resides at 25495 Bryden Road. His questions revolve more around the traffic impact study. He is an engineer, and he did read the traffic impact study. It seems to him that it is clear that everything that was done was just using statistical data and there were no simulations or models run of what might actually happen. Given that the perfect storm that may never happen; the accident on I-271, one on I-480. Traffic backs up on Richmond and it only occurs every other week or so. His question is how many more people are going to die or how much more damage is going to result in the Village because the fire trucks can't get down to the property because of the additional traffic on Richmond Road? The traffic ratings are on a scale of A to F and everything that he saw is already currently on the E to F scale. It already is as bad as it can get so 1% can't make any difference.

Mr. Smith from URS thanked Mr. Silver for his comment. Mr. Smith stated that General Growth didn't use just statistical data. There is actual factual traffic count data. There are actual videos that can be viewed. We know exactly how much traffic is out there. We watched it all day. It is facts not just statistics. We do run models. If you are familiar with the Syncro traffic program, all this data in the back in the report is a micro simulation model to show how traffic operates in the city using the actual close up traffic signal system of Beachwood.

Donna Glazer resides at 7 Haverhill. Her credentials are that she is a realtor. She thinks a good job has been done to present this mall. However, look at us. We are residents. We will go to the mall and we will shop. We will go there to eat, but fifty more cars on Richmond Road between Cedar and Fairmount is heavy. The amount of cars affecting 350 people that live in the Village, and additional people on Community Drive and Hilltop that causes additional backup to Fairmount Courts and Ten Courts and The Fairmount. What about Cedar Road? Cedar Road is congested as it is. The Hamptons, Four Seasons and Sherri Park are all affected by this traffic. In your study of Richmond Road, what about putting a light on Richmond Road to enter and exit from the Village? If there are fifty more cars, has anyone thought about that instead of a backup of cars when it snowing or raining and there are fifty cars that are trying to get in and out George Zeiger Drive? People are living at the Atrium and the Hamptons off Cedar Road and no one has mentioned that people are looking for safety and looking to get home and/or leave for work on time.

Mr. Smith from URS stated that really good comments were made. Directly related to the traffic light at the Village, the City and traffic engineer just can't put a traffic light up just anywhere. The Ohio Revised Code references a manual on uniform traffic control devices, which the traffic engineer is well aware of and in there it gives warrants, specific thresholds of traffic volumes you have to achieve before the City can legally put in a traffic signal. That specific intersection was not studied specifically, but they are sure the City is well aware of the situation. If that intersection warranted a signal, he is sure the City would install a light. Cedar Road is congested. It is designed to handle that traffic. It is a major arterial road and not just an avenue to and from the mall. Look at the study again and he knows that fifty cars may seem like a lot but at the end of the day, it really isn't.

Mr. Smerigan stated for the record that the City has looked at the entrance to the Village on Richmond. There is not sufficient traffic volume from the Village entrance to warrant a traffic signal. Richmond

Road is a state route and the City cannot simply install a traffic light if the traffic doesn't warrant it. There is not a traffic signal there and there is not going to be a traffic signal there as long as it doesn't meet the warrants.

Michael Smith stated that he is in favor of the expansion of the mall. He called the Cuyahoga County Engineer's office and was transferred to the Traffic Engineer's office and requested of him the number of cars that travelled through the intersection of Richmond and Cedar Roads. He stated there were 56,822 cars a day that travel on Cedar & Richmond, which totals over 24 million cars a year. You have Saks, Nordstrom and Dillards as tenants. How confident are you that these stores will remain for the long term? There is a new shopping plaza proposed at Harvard and I-271 and one of their anchors is Bloomingdales Department Store.

General Growth stated that they can't comment on the Bloomingdale situation but he will tell you that is why GGP is looking to make sure that they remain relevant in the market. A change with additional restaurants and some exterior facing retail is what the anchors are looking for to make sure we are updating our property on a regular basis. Eric Smith stated that he is sure that the County Traffic Engineer's data was correct. Those were daily traffic volumes. How many people drive Cedar Road all day long? Twenty-four hour traffic count data is meaningless when you are analyzing traffic data, but what is meaningful is when you study the peak hour during traffic peak hours. When you look at traffic count all day long, there are certain times of the day that are busier than others, i.e., early hours when people are going to work, lunch time, afternoon when school is getting out, and probably evening hours when people are going home, shopping, out to eat, etc.

Mr. Richard Zeiger resides at 25123 Hilltop Drive. His questions are related to the site and buffering of the buildings. As a resident and concerned for his neighbors on Hilltop Drive, will his neighbors and he be able to see the restaurant and the expansion of the Mall from the west side of Richmond Road? There is the proposed 60 foot buffer along Richmond Road, but where the retention basin is proposed, there won't be a 60 foot buffer. That is where the restaurant is proposed. Is there any consideration to moving the restaurant so it turns on a 90 degree angle and is parallel to Cedar Road.

General Growth Properties stated that they have done a tree survey and identified the mature trees and will remove the diseased trees. You will have glimpses of the restaurant as you travel along Richmond Road. There is an area presently where you can see through from Richmond Road to the Mall. Our goal is to maintain the buffer landscape with layers of trees. It is consistent with everything around the property. It will be dense enough and look like it has been there for a period of time.

General Growth Properties also stated that these are high-end restaurants and they disagree with those that think that the buildings of restaurants and outbuildings are not going to be attractive. The perspective tenants are very high-end restaurants. The reason restaurant are located on outparcels is that in today's retail environment, there is a demand for an exclusive parking field. They avoid the traffic going into the mall because those shoppers would take up their parking. There are currently some very nice trees and CCP would maintain that high canopy where the location of the restaurant is proposed.

Mr. Zeiger stated that if the restaurant was moved slightly to the east and north of that canopy area, there would be a farther setback for the restaurant from Richmond and additional screening would be in front and probably the restaurant wouldn't be seen at all from Richmond Road.

General Growth stated that what is being addressed is that in the zoning that is proposed there is a 100 foot minimum setback for the placement of the restaurant. It could move twenty feet in either of those directions depending on the location the restaurant prefers. The storm management system is located in the corner because of the topography of the property being lower. It was felt that maybe there could be retention where there is standing water, or there will be a bio-swale which is a landscaped water feature with landscape.

Mr. Zeiger asked then if there has been any consideration of moving the restaurant location.

General Growth stated no, not at this point. It has been stated that this is a conceptual plan. There are three restaurant locations. This recommendation will be taken into consideration when discussing the matter with the perspective tenants.

Mr. Zeiger told Mr. Heller that at the last meeting Mr. Wachter asked if you could prepare a sight line view from the access looking from Hilltop Drive towards Nordstrom's.

Mr. Heller stated that from Hilltop Drive you will not see the restaurant at all. As he pointed out there are existing trees, and from Hilltop Drive there is a large mass of trees that are not going to be touched for the entire length of the properties. When he spoke of layering, there will be another set of entirely new trees planted behind the existing trees. There will be approximately 1000 feet of new trees planted along Richmond Road. The reason the restaurant was located where it is shown on the drawing is that there is a 44 inch caliper tree located adjacent to the restaurant.

General Growth stated again that this recommendation will definitely be taken into consideration when talks occur with the perspective tenants.

Mr. Wachter stated to Mr. Zeiger to be aware that restaurants are a conditional use permit, so even if the property is rezoned, and if a site plan is approved for the mall, each restaurant will have to be approved by the Planning and Zoning Commission. The orientation of the restaurant, what it will look like, height, size, etc. will be presented to the Planning and Zoning Commission for another layer of review. Certainly, the recommendation for the change in direction of the restaurant will be considered.

Mr. Herbert Haar lives in the Four Seasons Apartments, 25200 George Zeiger Drive across from the Beachwood Mall. He comes here to speak in favor of the expansion of the mall. Beachwood Place Mall is Beachwood's downtown and must continue to serve as a gathering place for the area. This expansion will continue to draw people from the area who want to shop in a place that is not subject to the weather. It will provide a new variety new of shopping experiences. Passage of this proposal will signal to the community that the mall will continue to offer a new and interesting environment. A shopping center must constantly evolve to answer the needs of the area and community it serves or it will go the way of Randall Park and Severance Center. It must look and feel vibrant. This proposal would provide hundreds of construction and long-time jobs. Those jobs, together with increased sales and property taxes, would enable Beachwood to continue to improve both the schools and the quality of life for which Beachwood is so well known. He would urge the Commission to accept this proposal.

Lita Weiss lives at 7 Bordeaux Lane and she would simply like to ask if the City or anyone has looked into the costs that will arise in terms water and sewage, increased security, Police and infrastructure maintenance, which will be ongoing. She doesn't know how great the impact will be, but she believes

that it is some- thing that needs to be considered when you are looking at this whole project and who is going to pay for it.

General Growth responded that as far as the Police force is concerned Beachwood Place has its own security company that monitors the property, both during the open hours of the mall and twenty-four hours a day.

Mr. Smerigan stated just for the record, the water and sewer costs are the responsibility of the Mall. They would be responsible for funding those utilities.

Sandra Wager lives at the intersection of Richmond Road and George Zeiger Drive. She hears a lot of talk about Richmond Road. It sounds like you have made a lot of effort to making it beautiful, taking into consideration the sight lines. She has a beautiful view of Nordstrom's from her house and the parking lot at Beachwood Place. She also has a lot of noise on George Zeiger, due to the traffic. She believes that there could be some additional police on George Zeiger due to the loud radios and speeding that goes on all night long. The forty percent increase in traffic supposedly on Black Friday, which was estimated for one day, for anyone that lives on the driveway to the mall entrance, realizes that black Friday is not only one day. The mall is busy on any holiday and all of Christmas week like a black Friday. Historically, about the restaurants, she is not aware of many restaurants being successful at Beachwood Place. There is one restaurant there now, but a nice food court. We have good places to go to eat at Eaton Place and Legacy that gets the job done. Her concern with three free-standing restaurants is that if they don't make it like the other restaurants at Beachwood Mall that we will have three empty coffins sitting on the property. All you need is a dip in the economy and things change around here. It doesn't seem it now but it could. The other thought about the planning is that she has lived in a lot of other different states. She doesn't recall the malls in those areas being plopped down dead center in the middle of a community. So I think that some of the traffic considerations and statistics don't necessarily apply to Beachwood Place, because other malls are not replicas of Beachwood Place. Just a consideration. Regarding the retail jobs; nice comment. She doesn't know anybody in the City of Beachwood, any child or anybody else, who would go to work in anyone of those restaurants. Those people come from other places. You see them at the bus stops and that is fine. She appreciates the 140 jobs, but they are not going to Beachwood.

Marilyn M. Bedol, she lives on Union Circle which is off Community Drive, so she is very definitely impacted by the traffic on Richmond Road. We in this room, all live here. All of us drive Richmond Road. One percent increase simply cannot be an accurate assessment of the impact that this project will have on traffic, especially since it fails to take into account seasonal changes and the holidays. Will the developer pay to have the City conduct its own independent study, so we can be sure it is an honest assessment, not just one paid for by the developer? Who paid for the present study?

General Growth stated that as far as the traffic study is concerned, before hiring URS, GGP checked with the City of Beachwood and asked them for recommendations to make sure we were getting an honest study and representation of the traffic that is there today and will be that case in the future. GGP paid for that traffic study.

Ivan Friedman. He lives at the corner of Fairmount and Green. He is looking at the plans and he is asking why there can't be a compromise. Put up the two restaurants on Cedar Road and move them back a little bit, because it is going to start to look like Cedar Road looks like right off of Warrensville Center and you have those big buildings alongside your car. The other question he has is, Beachwood seems to have enough money right now to give us real good service. You don't need to have an increase from what they offer. He has also driven on Richmond Road coming home from the YMCA every day and sometimes the traffic is backed up half of the way to Fairmount Blvd. His advice to GGP is to do two restaurants and get rid of everything else on Richmond Road and do not monkey around with deeds and everything else.

Jay Blaushild lives on Hanover in The Village. He has no problem with the addition to the Beachwood Mall itself; however, any rezoning on Richmond Road or Cedar Road he doesn't like. At the first meeting, people said that we needed this for enhancement of money. Due to the great job of our Mayor and Council, as of June 30th we had \$42,511,855.73. That is a lot of money. On July 25th we had \$43,940,627.67, an additional million and a half. So he doesn't think we need these retail or restaurants on Richmond Road for tax enhancements. \$43 million plus is a lot of money.

Gerry Waxman. He is a resident on Hilltop Drive and he is a longtime resident of Beachwood. He has been there long enough to see the entrance to LaPlace become the main entrance north of Richmond Road to Saks and the rest of Beachwood Place. You say there is a problem putting up traffic lights. There used to be a traffic light on the corner of Hilltop and Richmond Road, so there is no reason it couldn't be put back. Try to get out of LaPlace anytime between 4 and 7 p.m. or 4 and 6 p.m. for sure. It is an adventure. So whatever you are considering, you ought to come try to get out of LaPlace and see the traffic coming into LaPlace, going to Beachwood Place.

General Growth stated that those drives were counted at LaPlace in the traffic study that is posted on the website and those counts are clearly there. There were 34 cars that turned from Cedar Road into LaPlace and on the other drive there were 40 cars, so there were 35 cars that went through to Beachwood Place out of the hundreds of cars entering the mall.

Glenn Kuenzler displayed a picture that showed the serpentine wall that is on the property on Richmond Road. His question is a little bit different than the other ones. This strip of land contains a serpentine wall on the property between Richmond Road and the mall property. His question revolves around crime and the impact of this wall. He has noticed many times on George Zeiger Drive that it looks like it is a good place to catch people. People are directed to go south towards George Zeiger or go north up to the end and you can catch people there. He doesn't know how often that happens. He is sure that General Growth won't know anything about that, but maybe you on the Council could comment on the state of crime as it relates to Beachwood Place. How do you expect that to change with the expansion and what does it mean if a barrier like a wall is no longer there, how much easier for someone to escape into the neighborhood?

Mayor Gorden stated that he would like to answer that question, but he doesn't have an answer to that question, because there was no study done related to that. Is there crime at Beachwood Place? Yes, is there crime in other places of the City? Yes, he will look into getting that information, but he is not sure he can get an exact answer how criminals or shoplifters run from any location. They can go out to Cedar, run north, south, east or west or get into an automobile and drive away.

Does the serpentine wall deter any bad gentlemen or ladies from running west; he would assume that it does to a certain extent. He does not see too many people climbing a wall; but there are numerous places to enter and exit the mall. He doesn't think there is any specific pattern that the City has noted with regards to how and where people try to run away from the mall. He is not aware of it and he has been Mayor for 18 years. He is not going to tell you it can't happen.

The Mayor stated that the traffic signal at Hilltop Drive and Richmond Road was removed years ago when Richmond Road was widened, not on behalf of the City. It was taken down and Richmond Road was widened. At that point it was determined that it was not warranted for that traffic light to stay. This question comes up on a regular basis.

The Mayor answered Mr. Gutman's question regarding discouraging any developer from coming into the City of Beachwood. He does not have the ability or right to say no to any developer approaching the City. Any developer has the right to approach the City with the right plan and ask for approval. Beachwood Place, General Growth Properties, created a plan and presented it to the City. Whether the plan will be accepted or not will be determined by the actions of the Planning and Zoning Commission and City Council in the final analysis. General Growth did not approach him or anyone of the administration and ask permission to purchase the properties and do what they are proposing to do. Anyone has the right to make a proposal to the City. Personally, he is in favor of development within the community because that is how we support the schools, the City, and the City services. He is in favor of growth within the City of Beachwood.

Mr. Kuenzler stated that he took a picture on the website and put a drawing and made an overlay and showed the audience and overview of how Beachwood Place would look with the expansion.

General Growth stated that it is a priority of Beachwood Place to make sure that there is a clean and safe environment for all of our customers and that is why there is 24-hour security both within the Mall and circulating through the parking lot.

Mr. Stephen Bassett resides at 25228 Maidstone Lane and stated that he wished that at 4 o'clock this afternoon that the traffic expert, who comes to shop at the Mall once a year, could have been on Richmond Road while he was trying to turn left into Maidstone. It is always difficult to turn on and off of Richmond Road. He is impressed with the plan that General Growth has submitted. No one has brought this up. Seventy thousand feet of new retail space? Every time he goes to the Mall he sees new stores moving in; old stores moving out and for years every time you see new stores. Now an addition of seventy thousand feet of more retail shopping. That bothers me. I hope Mayor that you are not paying these people by the word or the hour or by the sentence that work for us because that would bother him. You understand what I am talking about? There is no doubt that the restaurants in Beachwood Place are definitely inferior to whatever is around. You know that the Cheesecake Factory is one of the anchor stores at Legacy across the street and brings in terrific business. He is in favor of bringing in some high-level restaurants because he believes it helps the mall. He may be out of place, but he wants to comment that the Mayor hasn't been at the restaurants where we eat. He hopes that you are not succumbing to publicity or pressure because you do a terrific job bringing business into the City of Beachwood. Somebody has to get up in public and say that every time he sees the Mayor in a restaurant, he is with business people and in very serious conversations and it has paid off for the City.

General Growth stated that they are trying to meet current retail trends. There are a lot of retailers who demand a specific size and shape of store area and we currently cannot accommodate at Beachwood Mall. There are retailers that like the outward exposure, so we are trying to follow current retail trends and attract new retailers to the area.

Mr. Zabell stated that he volunteers his time as a Planning and Zoning member and receives no compensation from the City.

Mr. Fred Sobel lives at 6 Deerfield Lane and would like to comment to Eric Smith. Try going on Cedar Road when the ambulances are going to the hospital or to Menorah Park and Montefiore to pick up people. The traffic is backed up all the time. There is no question that Cedar Road is a problem. The restaurant that is proposed on Richmond Road; he doesn't know what the hours are, if there is going to be a patio, or make a lot of noise. He doesn't believe that Richmond Road is the place for a restaurant maybe because of the illumination, the hours, or the amount of noise it might make. As far as closed restaurants, he echoes the other person's statement that we need to make sure that the restaurants that go in are long range and have the capacity and capital to be there. He can tell you that there was a restaurant behind the Clarion Hotel that stayed empty for two or three years and it was a graveyard. He doesn't know if there is the capacity or to have the restaurants that are going in, if they fail, to turn that property over to the City of Beachwood, and the City of Beachwood be able to take care of it or knock it down because we do not need any more eye sores with restaurants that are closed. He is in favor of the restaurants that are going up and he likes the idea of upscale restaurant. Everyone is right that we need an upgrade in the restaurants. It is too bad that the Council could not have the right to make the people feel better by telling them the restaurants that are going in. If you can do that, he is asking you to tell the people and the retail.

Mayor stated that the City does not know what restaurants are being proposed. The City from time to time has received inquiries from restaurant businesses that are looking for space in Beachwood. There is not one restaurant that came to this administration that he is aware of that said we are moving into Beachwood Place and we don't want to tell the public yet. We do not know who those restaurants are, so we can't tell you.

Mr. Sobel said he will ask General Growth if they have any signed leases?

General Growth stated that they do not have any signed leases, and quite frankly, until this issue passes through rezoning, a lease cannot be signed. It would be illegal for General Growth to sign an agreement with someone and say that we can do something that currently cannot be done. Not only is it the location, but General Growth needs to convert the present properties into some parking and meet the zoning codes.

Mr. Sobel stated that he endorsed the three restaurants, but move the Richmond Road location.

General Growth stated that even if there wasn't a restaurant proposed on Richmond Road, there would have to be some property converted to parking to support the expansion property.

Julie Felder resides at 2601 Richmond Road across from City Hall. Her concern is traffic. The Strategic Edge stated that Beachwood Place thrives 50% higher than industry standards, so if that is the case she doesn't understand how, in terms of traffic, it is 40% less than typical. Also, you did your study on a Tuesday and she gets that black Friday is 40% higher, but how does it affect weekend traffic?

Eric Smith stated that traffic that was generated is just what was counted and compared to a typical mall that size. What people spend at the mall is what Strategic Growth is dealing with. You can go to the Mall and spend a million dollars and it can be just one car that was there all day. That is an extreme example.

Ms. Premo stated that that is fundamentally the answer. Your stores here; Nordstrom and Saks, these types of stores and the complimentary ancillary tenants, people have per higher transaction dollars than typical. A person might go to a Wal-Mart and spend on average \$15.00, where a person who goes to a Nordstrom or Saks will spend on average of \$150 to \$200 per transaction. You have fewer people generating higher dollars. You get higher dollars from lesser cars. That also answers the gentleman's question on how you get only 1% more traffic. There is a need for more cross shopping opportunities to have the restaurants, the shopping, the entertainment, because the retail all works together.

Ms. Felder stated that when you are saying that it is 50% higher, you are comparing it to Wal-Mart and not other malls.

Ms. Premo stated that the 50% higher is compared to industry statistics of the International Council of Shopping Center sales per gross foot for malls. Malls are every type and size. There certainly aren't many malls in the country that have Saks and Nordstrom for their anchor stores. This is universal malls versus fashion centers.

Eric Smith stated that he is not here to tell anyone that there isn't a lot of traffic around this mall and that there isn't a lot of traffic in your City. What he is trying to explain is that what General Growth Properties would like to do in terms of the expansion of the Mall, in the global operation of what is happening around this Mall, is not going to generate that much more traffic than what is already there. It will be a little bit more. It is not going to be Armageddon. The traffic isn't going away. It is already there. There is going to be added a small amount of traffic as a result of the expansion.

Jonathan Danzig is a lifelong resident of 23 years. He loves Beachwood. He wants our City to be better than everyone else's city. He wants Beachwood Mall to be better than any other mall. He has concerns and wants to be reassured. Expansion is good for Beachwood Place, more tenants, more revenue, and more visibility for Beachwood. Is it good for residents; will it make Beachwood a better place? As a young person, Eaton is upscale, Legacy is upscale with some empty stores, Harvard-Richmond is becoming increasingly upscale, he would say. Just because things are upscale now doesn't mean that they always will be. How do we know that Beachwood Place can maintain its upscale character in the long term? Can you conclusively tell us the quantifiable demand for expansion? Can you assure us that the inevitable result of expansion won't be empty stores in twenty years? He doesn't think the growth in tax revenue point is relevant. You could increase economic activity and tax revenue by x amount if we demolish every house on Richmond Road and replace it with retail and restaurants. That is less important than should they be there. City hall doesn't need more tax revenue. Why are we building more parking spaces instead of a parking garage? Why are the restaurants free-standing instead of being connected to the Mall? Is that zoning issues or just a preference thing?

General Growth stated that we are only building what the demand is that being requested by retailers. As to what will happen in twenty years, they can't speak to that. The economy is cyclical. We can only hope that what is being done today will maintain the property and the caliber of property we have today.

General Growth continued, with regard to the location of the restaurants, the types of restaurants that are being pursued require, request or demand at their end that they be in these types of locations, free standing. The restaurants don't feel the need to, on a regular basis, compete with parking spaces that are near the mall property. As far as a parking garage is concerned, it is much more expensive. Quite frankly if we tried to put up a parking garage on this property, it would be more unsightly than the surface parking, which is lower than the road, and the residents across the street are more unlikely to see them because of the dip in the property. Nor would GGP be able to afford the expansion.

Estra Grant resides at 25235 Twickenham and she is fairly new to Beachwood. She would like to commend GGP, the City Council and the Planning Commission because from her perspective, this is the first she has learned about the project. There have been a lot of rumors about it. She thought it was very well explained. It was very thorough. There have been a lot of things taken into consideration to preserve the quality of life in Beachwood. Traffic keeps coming up in this conversation. Frankly, the traffic is bad here, but she doesn't think from what she has heard that the mall isn't going to make it any worse. The biggest concern for her is for Beachwood Place to become irrelevant and outdated. It is a beautiful Mall now, but she doesn't want to live by a dinosaur or a worn out Mall. She thinks it is critical that we hang on the Saks and Nordstrom's specifically. She loves the idea of the streetscape, but that is what is trending in retail right now and everyone is going to Legacy. The Mall seem like it is as happening a place as Legacy. So she wants to commend you and she thinks it sounds like a great plan and thank you for taking so much into consideration.

Ronnie Kertesz stated that he is almost a life-long resident. He has been here fifty years and has grown up and used to catch frogs where The Village and Beachwood Place is. Things change and the Mall must remain competitive. It is interesting that this young lady mentioned she moved into the area and likes a vital mall. He is also a developer and a real estate attorney. He has dealt with hundreds if not thousands of people throughout the region. Beachwood Place is almost looked at as a north star. When they come into the area, whether they live in Beachwood, Pepper Pike, Moreland Hills, or Orange, they all want to know where Beachwood Place Mall is and how far away it is. It is an important part of the regional community, not just Beachwood. As a life-long resident it is important for it to evolve. Deed restrictions and zoning can be changed at any time. By leaving the option of rezoning with our Council, it gives the Council, the Mayor, the Planning members the opportunity to have backroom negotiations and then it is brought out to the forefront and there are public meetings, discussions, forums. When you have communities that have referendums, you take it to the public and the public votes on it. When you have zoning and deed restrictions that can be negotiated and discussed, the City has more opportunity to extract many more things from a developer than you can when it is just black and white. We have elected officials and if we don't like the decisions, we can change at the end of a term. You can have initiative petitions. He would support this whole-heartedly. Frankly, as a developer it is almost against his best interest because he owns properties that compete with Beachwood Place. As a Beachwood resident he wants to keep the vitality of the regional area strong in the community.

Cindy Graneto from the City of Pepper Pike, your neighbor, stated that she used to shop at Beachwood Mall a lot, but traffic is quite congested and with Eaton right next door that makes it accessible. She is concerned about the Pine Crest proposal for the new development in Orange. Any little piece of development that happens in a smaller city affects every person in the community. There is a butterfly effect of growth happening here. Everyone is fighting for the same high top end stores that want to come to northern Ohio. Supply and demand are going to catch up to each other somewhere.

General Growth stated that her comments are well taken. That is why GGP wants to make these changes and expand the property to be able to compete with other expansions and other developments in other communities.

Mr. Wachter stated that those who were present on July 11, 2013, know that ideas were exchanged. This property is owned by General Growth Properties and they have the right to develop within the present zoning. It is their choice to take down the buildings and clear cut everything. The ability for the City to help fashion the plan and negotiate future plans of this mall is important. The meeting that was held earlier in the month was where everyone could ask questions and voice their concerns and desires. The questions and concerns were taken back to General Growth and they modified the plan that had been presented to City Council. This modified plan was presented to Council for their input, and then forwarded to the Planning and Zoning Commission, where the plan was reviewed and discussed. The Community has been exposed to the process that is followed when a new project is presented to the City for approval. We heard the presentation of a plan, we negotiated some, and we took public input, took staff input and did some additional negotiating.

Originally, plan A went to City Council and was referred to the Planning and Zoning Commission where it was discussed and still remains today. The plan has been modified after review of the comments from residents, Council, Planning and Zoning members and others. Last Thursday there were some additional changes introduced.

He would like to cut to the chase and ask a few important questions. Is General Growth prepared to commit to whatever legal vehicle it takes i.e., whether it is deed restrictions or something else that what is presented today in regards to access on Richmond Road is going to remain? If there are going to be changes or a request to change Richmond Road as it is presently, it will be as difficult for General Growth to go through such a process as this rezoning process has been. If sometime in the future, five years or 10 years from now, General Growth wants to make changes and open up onto Richmond Road, there will be the ability to have a gathering such as this evening and discuss it.

General Growth Properties wants to be a good neighbor and do what is right for the business and also best for the Community. The way the zoning is established and for legal reasons an entrance added onto Richmond Road would not be permitted without coming before the City.

Mr. Wachter stated that would be true with the sight lines. Is it understood what the community is trying to protect as well?

General Growth stated that is why the tree survey was done and that the buffer was increased.

Mr. Wachter stated that residents in the general area are treated to concerts on Friday nights whether they want it or not. Will there be any noise issues or outdoor situations from the restaurants to consider?

General Growth stated that there are restrictions on noise levels that General Growth holds to. Also, keep in mind that the caliber of restaurants that are being contacted would not have any noise that could be heard a football field away.

Mr. Wachter stated that these are some of the commitments wanting to be heard by the residents. What is important is our current process and what has been gone through this evening. Before this can be approved, that is the rezoning, deed restrictions, and text amendments, before anything can happen to these, Planning and Zoning refers the recommendations back to City Council, City Council has to have a second reading, and before anything can go on from that, there has to be another public hearing 30 days after, before Council can approve the rezoning.

After that, if General Growth wants to move forward, they would have to come back to the Planning Commission with a specific site plan and go through that process. For the number of restaurants, each one is subject to a conditional use permit. There are layers of steps for approval before any changes are approved.

Rueben, who is an attorney and started the discussion of questions, mentioned the referendum that is proposed for the November ballot. This is a blunt instrument and not a scalpel. There is already a referendum in our present Charter. If City Council makes certain decisions such as rezoning, the residents can go to the ballot right now. In our present Charter, Article VII Section 2, it says that this could go to referendum if the residents were not happy.

A question has come up whether City Council would refrain while the local referendum goes to the ballot. Some of our nearby communities have had development severely restricted by this type of zoning. He prefers to see consensus wherever is possible. He is concerned about the effect of local referendum zoning in the City. It is going to have a chilling effect on future development. There are a number of good checks on the new plans and there are a lot of steps before final approval may be granted.

ADJOURNMENT

The meeting was adjourned by Planning and Zoning Chairperson Rochelle Hecht at 10:15 P.M.

Rochelle Hecht, Chairperson

Sue Ley, Secretary

Karen Navolanic, Clerk of Council

Tactical Planning, LLC

83 Levan Drive, Painesville, Ohio 44077

Ph: 440-725-1886

geosmerigan@gmail.com

TO: William Griswold, Building Commissioner

FROM: George Smerigan, City Planner

DATE: September 13, 2013

RE: **P&Z 2013-39** **Vocon Designers**
CAM, Inc
Harvard Road and Eaton Boulevard



This request is for final site plan approval to construct a two-story office building on the newly created 8.5 acre lot on the northeast corner of Harvard Road and Eaton Boulevard. The applicant proposes an office building of approximately 57,000 square feet with an overall height of approximately 31.5 feet. The subject site is located in the U-10 Planned Mixed-Use Development District.

The proposed final site plan is consistent with the preliminary development plan approved by the Planning and Zoning Commission in August. Access drives comply with the comments of the Police Department and City Engineer. Setbacks and building ground coverage comply with the Zoning Code.

The proposed office building faces south toward Harvard Road. A storm water detention basin is shown in the southeast corner of the site. Service area and dumpsters are indicated on the northeast corner of the building where they should be reasonably screened from both Harvard Road and Eaton Boulevard. A small amount of guest parking is located on the south side of the proposed building, with the bulk of the parking lot located north of the building. The proposed site plan indicates areas for future expansion of the building and parking lots. The site plan includes walking paths, an outdoor activity area, and an outdoor dining area. The number of parking spaces has been reduced from 242 to 235 however the parking still complies with the 228 required by the Zoning Code.

The applicant has provided a site lighting and photometric plan that comply with City standards. The application also includes a detailed landscape plan. Proposed plant material sizes comply with City standards. The applicant is proposing to line the two entry drives with pear trees. The eastern property line abutting the City owned property is screened with a combination of maples, pin oaks, and spruce trees.

The Planning and Zoning Commission has final authority to approve or deny this final site plan. It is recommended that the Commission grant final site plan approval subject to the comments of the City Engineer.



GPD GROUP®
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

Cleveland Office

5595 Transportation Blvd
Suite 100
Cleveland, OH 44125

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fax 216.518.5545

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MEMORANDUM

**CITY OF BEACHWOOD
PLANNING AND ZONING COMMISSION MEETING**

Meeting Date: September 26, 2013

Report Date: September 16, 2013

To: Mr. William B. Griswold
Building Commissioner

From: Joseph R. Ciuni, P.E., P.S.
Consulting City Engineer

P&Z 2013-39 VOCON, ON BEHALF OF CAM, INC. IS REQUESTING FINAL SITE PLAN APPROVAL FOR THE PROPOSED NEW CONSTRUCTION OF A 2-STORY OFFICE BUILDING, OMNOVA, TO BE LOCATED AT THE CORNER OF EATON BOULEVARD AND HARVARD ROAD.

General Comments

1. The stormwater plans must be submitted to the Cuyahoga County Sanitary Engineer for review. Please copy Joe Ciuni (jciuni@gpdgroup.com) on all correspondence with Cuyahoga County Sanitary Engineer for submittal.
2. Please provide a copy of both CWD and OEPA approvals once granted.
3. Roadway plans for the proposed work in Eaton Boulevard will need to be submitted for review.

SD2

4. Show location of required signage for the right-in/right-out driveway on Harvard Road.
5. Please show the point of transition between standard gutter and reverse gutter at all locations on the plans where there is a transition between the two types of curb.
6. Please list the building area for the "future" building area so that the number of "future" parking spaces can be verified.
7. Provide pavement sections for the heavy duty and light duty asphalt.
8. Any sidewalk in the R/W needing to be replaced due to construction of the drive aprons needs to be 5" thick concrete per City of Beachwood standards.

SD3

9. Provide more detail for the both ADA parking areas and the routing to the building from these areas. Ensure that there are sufficient spot grades to show that the proposed grading meets ADA requirements.
10. Is there any concern of future slope failure where slopes are 3:1 or greater? Any permanent slope protection needed?
11. Structural details will be required for the retaining wall.



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SD5

12. Are there any soil stockpiles anticipated during construction? If so, please show location the plans and surround by silt fence.
13. Please show inlet protection on inlets on Harvard Road in the vicinity of, and just downstream of, the site.
14. Provide a location for truck wash.
15. Site benchmark on this sheet does not match the rest of the set.

U1

16. There is a portion of site drainage on the east portion of the site, north of the pond that is leaving the site undetained (not routed through the basin). Can a swale and yard drains be placed at the bottom of slope and routed to the pond?
17. Please list inverts of the storm and sanitary at crossing. If necessary, provide concrete encasement.
18. Show the location of the gate for the proposed fence around the retention basin. Will the area within the gate be mowed?
19. In the Proposed Storm Structure Schedule, please include the 8" invert for Structures #3, #4, and #9. Also, please update the invert directions on Structures #8 and #9.

Stormwater Management Report

20. Water Quality calculations: Per quick calculations, the water quality orifice came to be a smaller size than 4". Please verify calculations and orifice size.
21. Storm sewer calculations:
 - a. Please provide the "c" value used for each drainage area, the slope for each pipe run, and the rim elevation for each structure in the calculation worksheet.
 - b. The drainage area mapping does not appear to match the calculation worksheet. Also, on the calculation worksheet, the area unit of measurement states "sqft", when the area mapping is listed in acres.
22. Provide capacity calculations for the existing storm sewer downstream of the pond outlet.
23. Please provide an 8.5"x11" Post-Construction Operations and Maintenance Plan. Please include an exhibit with this plan showing the overall site and identifying the location of all SWM features that require O&M instructions.

Plans must be resubmitted for second stage review prior to final approval.

JRC/jh

cc: File 2013120.27



2655 RICHMOND ROAD • BEACHWOOD • OHIO 44122

MAYOR
MURLE S. GORDEN

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Patrick Kearns, Fire Chief and Shaun Lutz, Fire Prevention Officer
Date: 9-11-2013
Re: P&Z # 13-39 - 2-story office building at the corner of Eaton Blvd. and Harvard Road

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. All requests and requirements of the Fire Department have been met and at this time the Fire Department has no further questions or comments.

Patrick J. Kearns

Patrick J. Kearns
Fire Chief

Shaun Lutz

Shaun Lutz
Fire Prevention Officer

CITY OF Beachwood

TO: City of Beachwood Planning & Zoning Commission

FROM: Mark S. Sechrist, Chief of Police

DATE: September 6, 2013

SUBJECT: P&Z 2013-39

Due to the proximity to the Eaton Blvd. intersection we would like to be certain that the proposal for the Harvard Rd. curb cut is a right turn in right turn out only.

August 30, 2013

City of Beachwood
Planning and Zoning Commission
Beachwood City Hall
25325 Fairmount Blvd
Beachwood, OH 44122
Tel : (216) 464-1070

RE: **CAM Inc. Office Building**
Proposed Site Development
Corner of Eaton Boulevard and Harvard Road
Beachwood, OH 44122

P&Z 2013-39

Vocon Project # 120301

RE: Planning & Zoning Commission: Final Submission

Dear Members of the Planning & Zoning Commission,

On behalf of CAM Inc., we would like to submit the accompanying documents as our Final Submission to the Planning and Zoning Commission for the proposed new construction of a 2-story, approximately 57,000 GSF office building at the corner of Eaton Boulevard and Harvard Road. We are requesting that our application be placed on September 26th, 2013 meeting agenda.

Our proposal has not changed from our preliminary submission, which includes the following:

- The Site Development includes an 8.5-acres area of the Existing 30-acres Property at the corner of Eaton Boulevard and Harvard Road currently owned by The Richard E. Jacobs Group LLC.
- The New Construction includes a new 2-story, approximately 57,000 GSF office building. The height is approximately 31'-6" to the top of parapet. Currently there is not RTU screening incorporated.
- The Total Estimated Cost for the work in this proposal is \$9.5 million.
- There are (0) Variances being requested for this proposal.

In advance, thank you for your consideration. We look forward to discussing the Project with the Planning & Zoning Commission.

Sincerely,



Julie Trott, RA
Studio Director



cc:	Denver Brooker	vocon.	216.588.0800
	Chris Rood	vocon.	216.588.0800
	Jeff Mockbee	CAM Inc.	330-896-3253
	Rob Guld	CAM Inc.	330-896-3253
	Steve Scheer	Jones Lang LaSalle Americas, Inc.	216.937.4381

Attachments:

Civil package	DEM1, SD1-4,SD4a, SD4b, SD4c, SD4d, SD5-6, SD6a, SD7-9, U1	
	City Package #2- P&Z, 8/30/13 Issuance	
Landscape Package	L-1	City Package #2- P&Z, 8/30/13 Issuance
Site lighting Package	ES-1, ES-2	City Package #2- P&Z, 8/30/13 Issuance

OMNOVA SITE IMPROVEMENTS

CITY OF BEACHWOOD
COUNTY OF CUYAHOGA
STATE OF OHIO

revisions
08-30-2013
CITY SUB. #2-P&Z



Reg. No.: 61709

PROPOSED SITE IMPROVEMENTS FOR
OMNOVA
HARVARD ROAD
BEACHWOOD, OH

CAM INC.
BUILDER / DEVELOPER
1525 CORPORATE WOODS PKY
P.O. BOX 3015
ACKON, OH 44009
VOICE 330-896-3253
FAX 330-896-3304

contract no
date
08-26-2013



SD1

TITLE SHEET

GENERAL NOTES

1. ALL PERMITS AND DOCUMENTS IN ACCORDANCE WITH THE CITY OF BEACHWOOD ORDINANCES AND THE OHIO DEPARTMENT OF PUBLIC SAFETY (DPS) REQUIREMENTS SHALL BE OBTAINED BY THE OWNER AND MAINTAINED ON THE PROJECT SITE.
2. THE CITY OF BEACHWOOD SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE IMPROVEMENTS.
3. THE CITY OF BEACHWOOD SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE IMPROVEMENTS.
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30. THE CITY OF BEACHWOOD SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE IMPROVEMENTS.



Project Location

Project Location
City of Beachwood
2155 Eastwood Road
Beachwood, OH 44008
Phone: (440) 233-1111
Fax: (440) 233-1112
Email: info@beachwoodohio.com

Project Details

Project Details
Project Name: OMNOVA
Project Number: 13-001
Project Date: 08/26/2013
Project Location: 2155 Eastwood Road, Beachwood, OH 44008
Project Description: Site improvements for OMNOVA facility.



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SITE PLAN
GRADING PLAN
SITE DETAILS
SWP3
SWP4 DETAILS
UTILITY PLAN
DEMOLITION PLAN

SHEET NO.

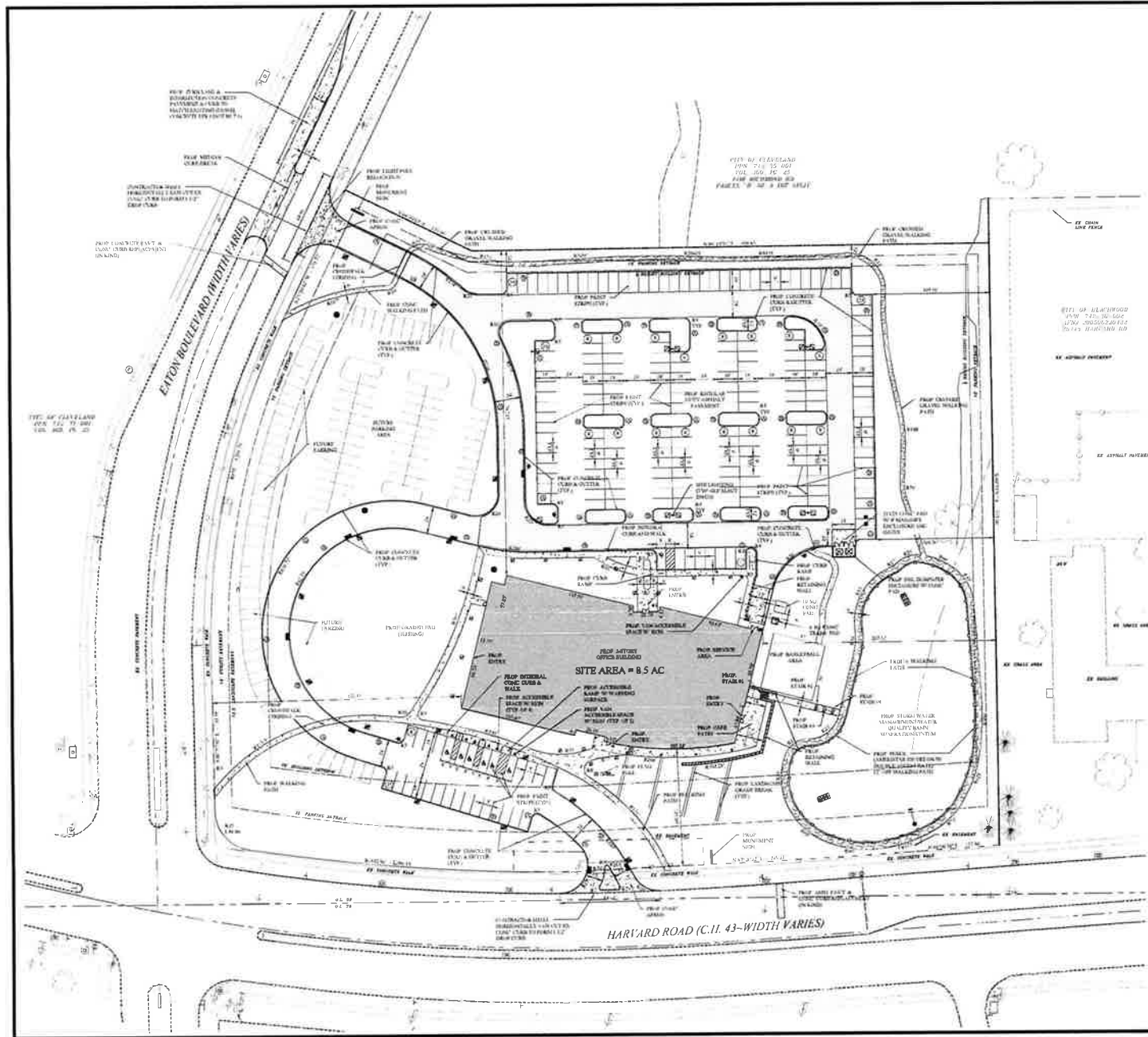
SD1
SD2
SD3
SD4 - SD4A
SD5
SD6-SD9
U1
DEM1

ENGINEER:



11550 Mahoning Ave., Suite 8
P.O. Box 319
North Jackson, OH 44451
www.WylerEngineeringServices.com
330-896-3304
matthew@wylerohio.com

Ohio Utilities Protection Service
800-362-2764 or 8-1-1
www.oups.org
OGPUPS
800-925-0988 or 8-1-1
www.ogups.org



SITE BENCHMARK
 MARK SET ON SOUTH SIDE OF UTILITY
 POLE 36.64 EAST OF EAST PROPERTY LINE
 ELEVATION = 100.00

SITE DATA

ITEM	DESCRIPTION	DATE	BY
1	PRELIMINARY SITE PLAN	08/30/2013	W. SCHWARTZ
2	FINAL SITE PLAN	08/30/2013	W. SCHWARTZ
3	FINAL SITE PLAN	08/30/2013	W. SCHWARTZ
4	FINAL SITE PLAN	08/30/2013	W. SCHWARTZ
5	FINAL SITE PLAN	08/30/2013	W. SCHWARTZ
6	FINAL SITE PLAN	08/30/2013	W. SCHWARTZ
7	FINAL SITE PLAN	08/30/2013	W. SCHWARTZ
8	FINAL SITE PLAN	08/30/2013	W. SCHWARTZ
9	FINAL SITE PLAN	08/30/2013	W. SCHWARTZ
10	FINAL SITE PLAN	08/30/2013	W. SCHWARTZ

LEGEND

- PROPOSED SITE IMPROVEMENTS
- EXISTING SITE IMPROVEMENTS
- PROPOSED PARKING
- PROPOSED LANDSCAPING

PROPOSED SITE IMPROVEMENTS
 EXISTING SITE IMPROVEMENTS
 PROPOSED PARKING
 PROPOSED LANDSCAPING

PROPOSED SITE IMPROVEMENTS

ENGINEERING PROVIDED BY:

W. SCHWARTZ & ASSOCIATES, INC.

11550 Melrose Ave., Suite 8
 PO Box 219
 North Lima, OH 44130
 www.wschwarz-engineering.com
 440-379-2837
 wschwarz@wschwarz.com

08-30-2013
 CITY SUB, #2-P&Z

STATE OF OHIO
SEAL
 Reg. No.: 61709

PROPOSED SITE IMPROVEMENTS FOR:
OMNOVA
 HARVARD ROAD
 BEACHWOOD, OH

CAM INC.
 BUILDER / DEVELOPER
 1525 CORPORATE WOODS PKY
 P.O. BOX 2513
 AKRON, OHIO 44309
 VOICF: 330-896-3253
 FAX: 330-896-3514

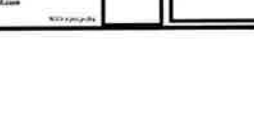
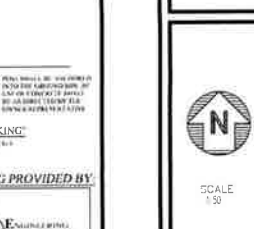
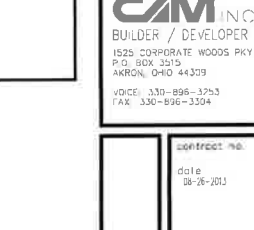
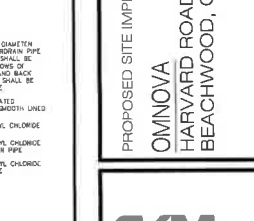
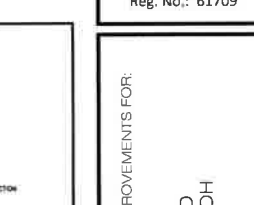
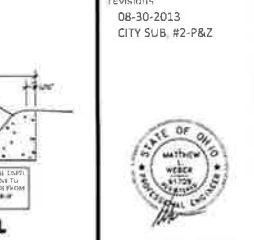
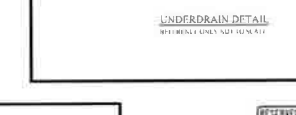
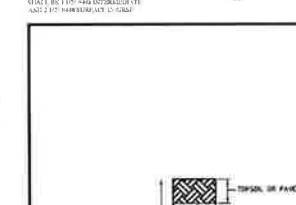
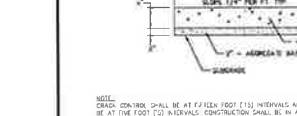
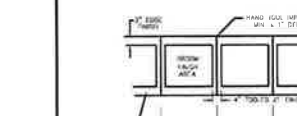
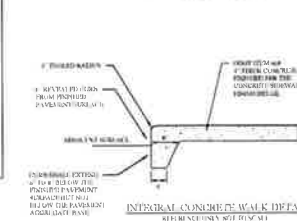
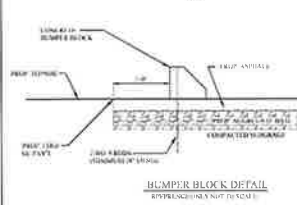
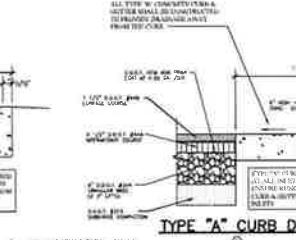
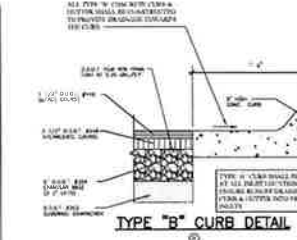
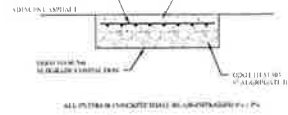
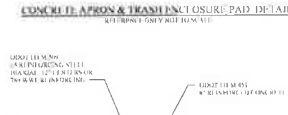
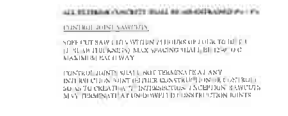
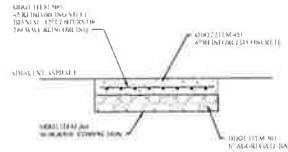
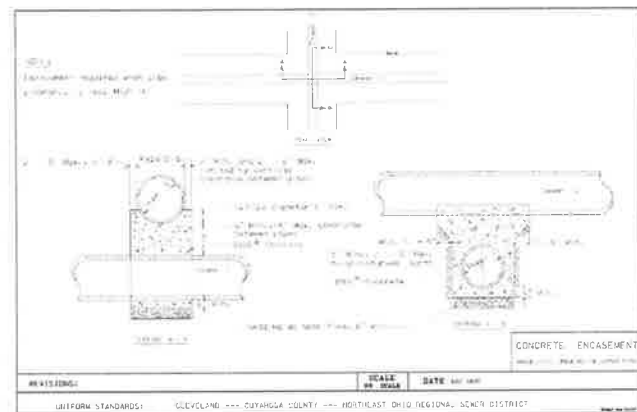
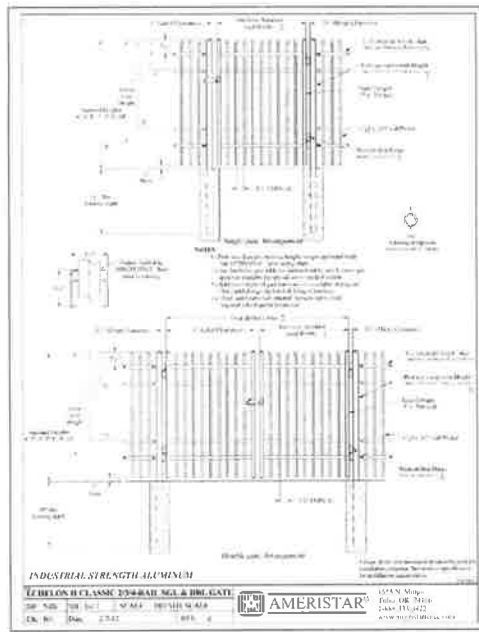
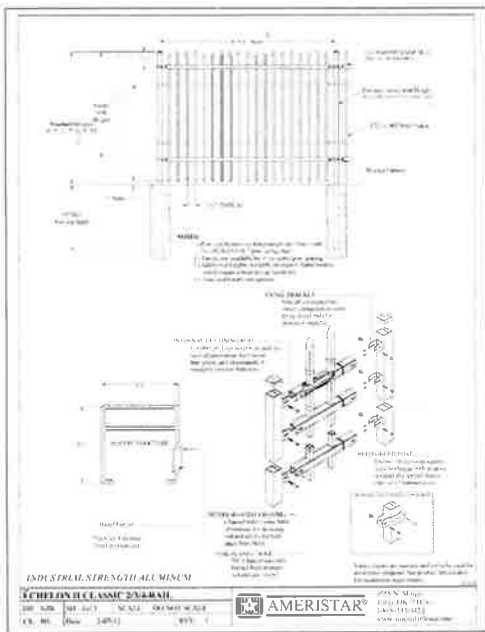
date
 08-26-2013

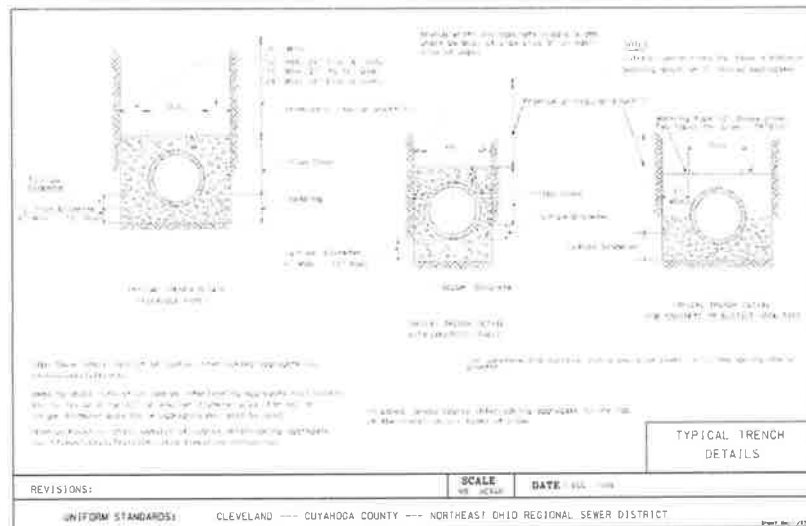
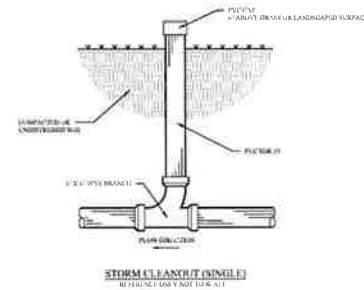
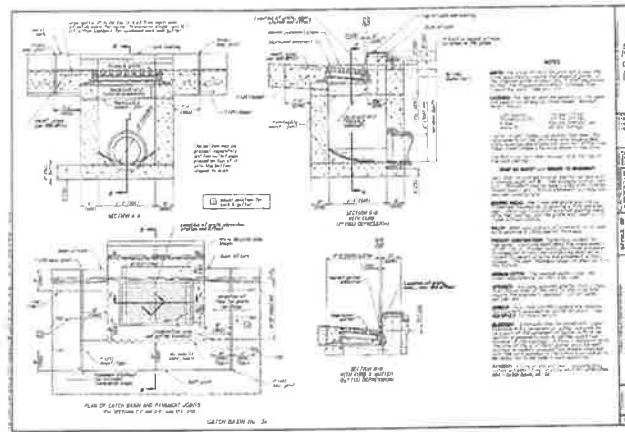
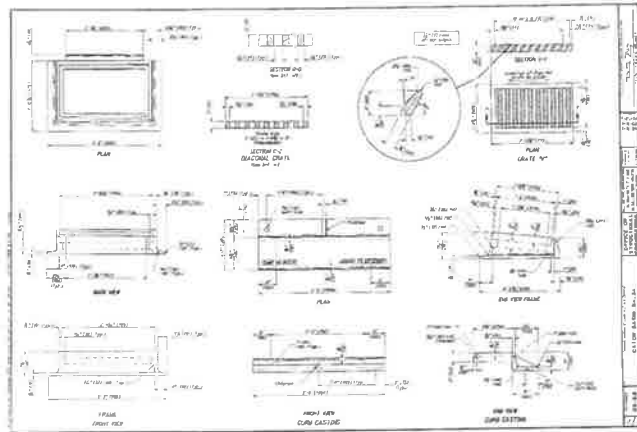


SCALE
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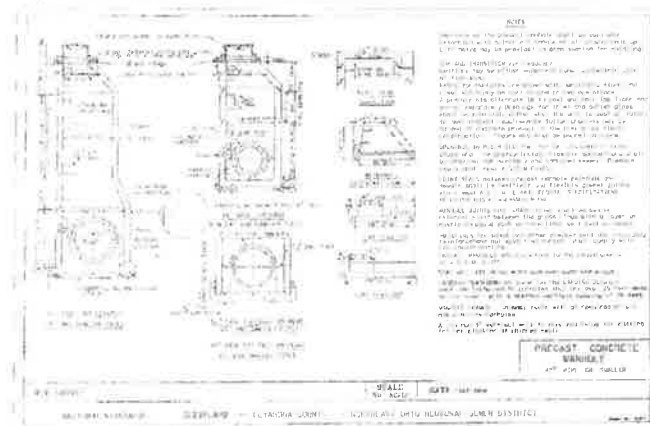
SD2

SITE PLAN





Use EJCW 700 for manhole cover with vented holes and casting or approved equal



ENGINEERING PROVIDED BY:



11500 Mahoning Ave., Suite 15
PO Box 219
North Jackson, OH 44451
www.WJWeberEngineering.com
330-329-2037
info@wjweber.com

revisions
08-30-2013
CITY SUB #2-P&Z



Reg. No.: 61709

PROPOSED SITE IMPROVEMENTS FOR:

OMINOVA
1500 CORPORATE WOODS PKY
AKRON, OHIO 44309

VOICF: 330-886-3253
FAX: 330-895-3304

CONTRACT NO.

DATE 08-26-2013

SCALE NO SCALE

SD4A

SITE DETAILS

revisions
08-30-2013
CITY SUB #2-P&Z



Reg. No.: 61709

PROPOSED SITE IMPROVEMENTS FOR:
OMNOVA
HARVARD ROAD
BEACHWOOD, OH

CAM INC.
BUILDER / DEVELOPER
1575 CORPORATE WOODS PKY
P.O. BOX 3010
AKRON, OHIO 44309
VOICE: 330-896-3253
FAX: 330-896-3304

contract no.
date
08-26-2013

SCALE
AS SHOWN

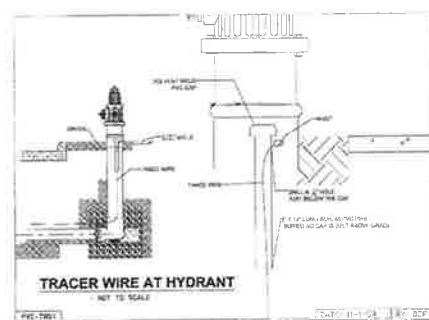
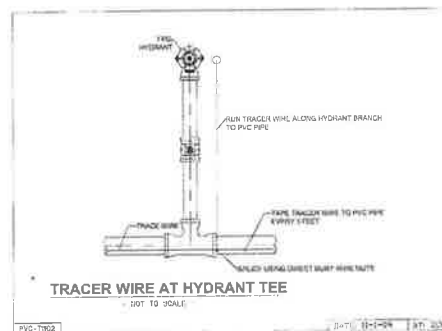
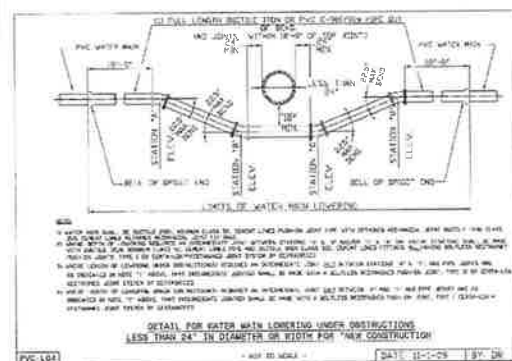
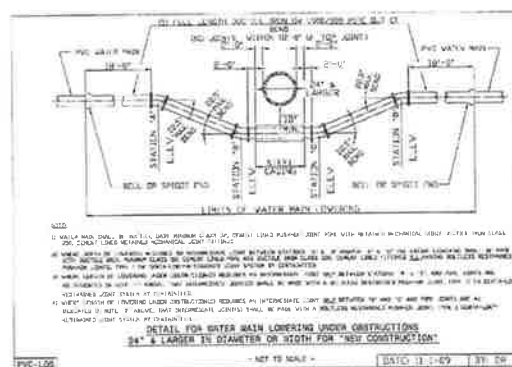
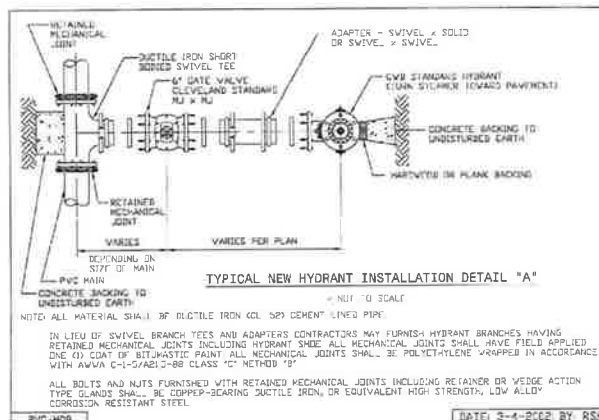
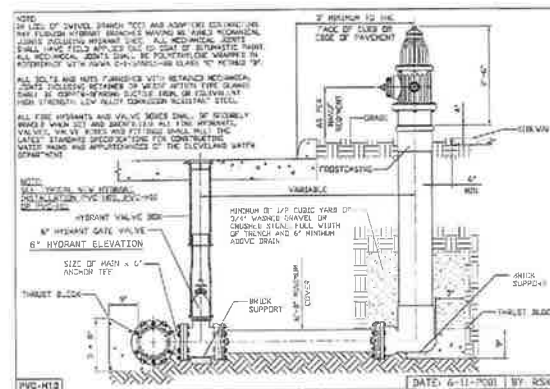
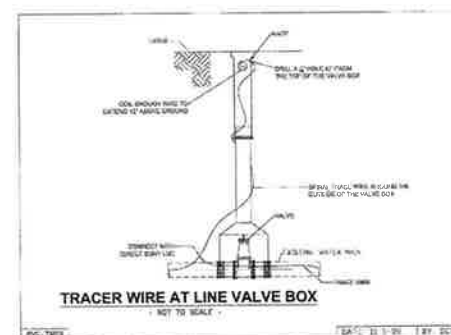
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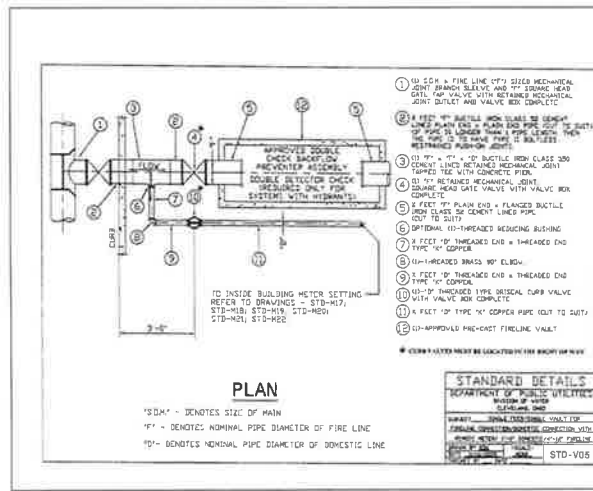
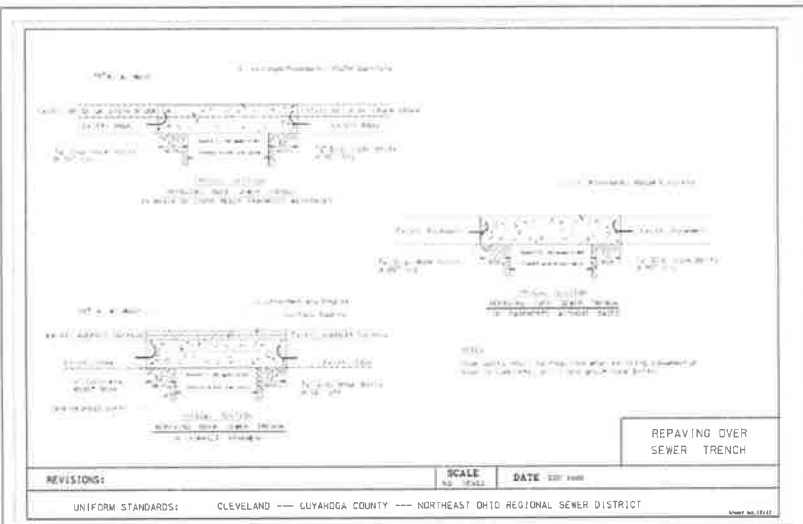
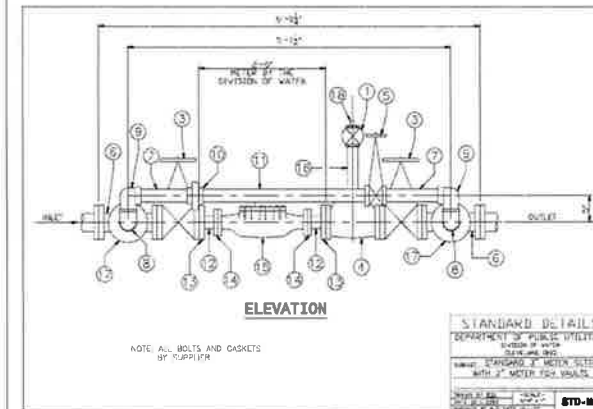
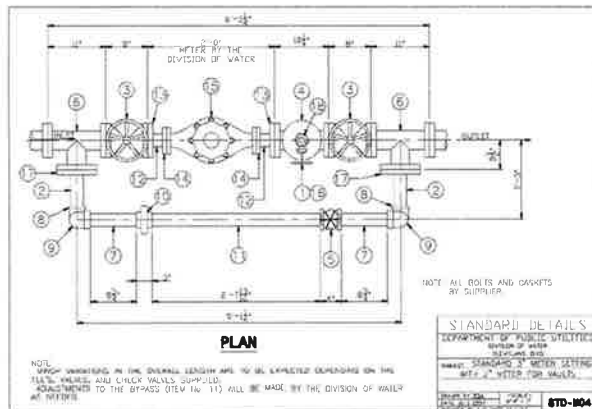
SITE DETAILS

ENGINEERING PROVIDED BY:



11550 Mahoning Ave., Suite B
PO Box 219
Akron, Ohio 44316
www.WeberEng.com
330-259-2887
matthew@webereng.com





revisions
08-30-2013
CITY SUB. #2-P&Z



Reg. No.: 61709

PROPOSED SITE IMPROVEMENTS FOR:

OMNIVA
BUILDER / DEVELOPER
1535 CORDONATE WOODS PKWY.
P.O. BOX 3010
AKRON, OH 44309
VOICE: 330-898-3253
FAX: 330-898-3304

CONTRACT NO.
DATE
08-28-2013

SCALE
NO SCALE

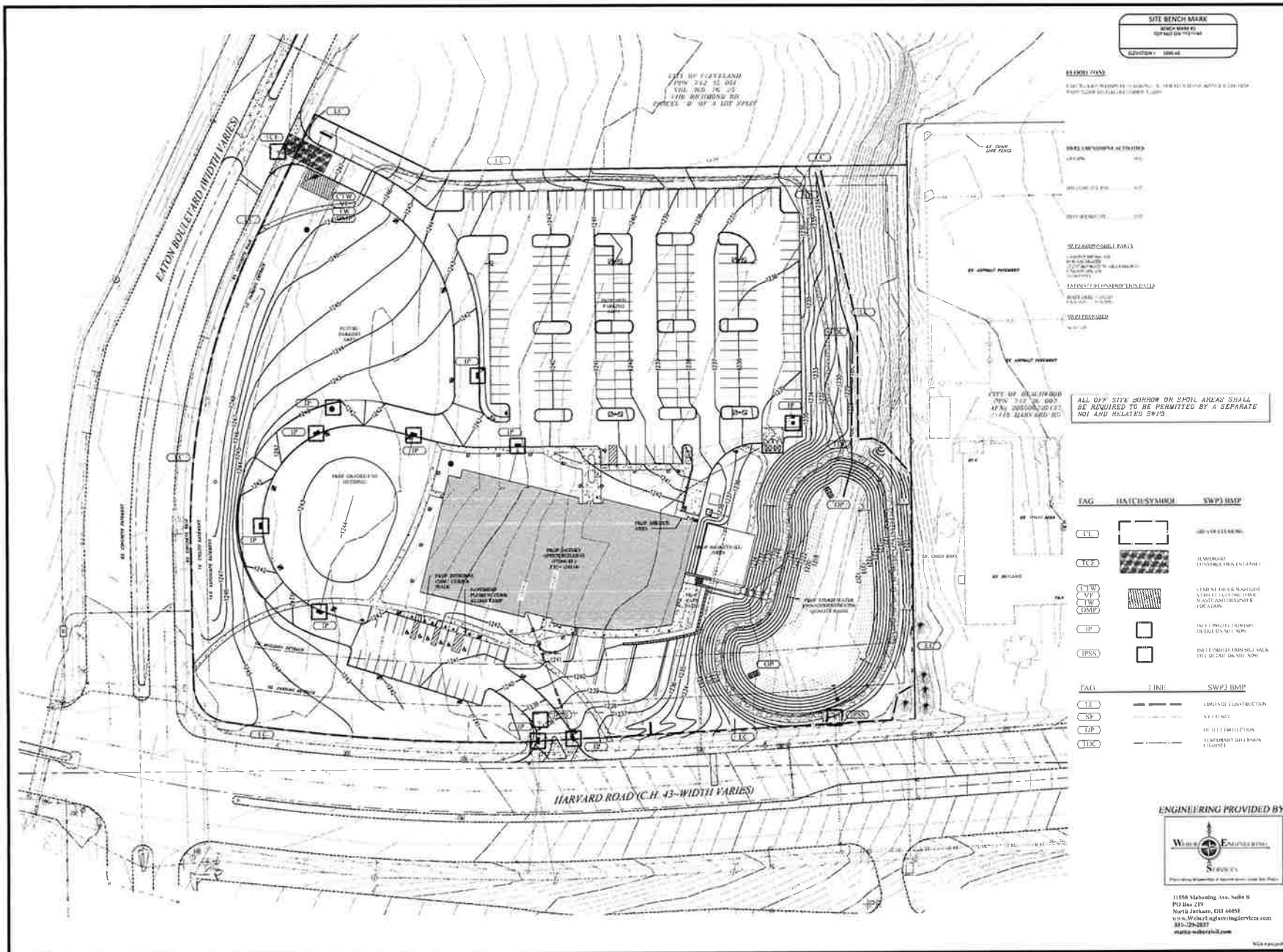
SITE DETAILS

SD4D

ENGINEERING PROVIDED BY:



11550 Mahoning Ave., Suite 9
PO Box 219
North Olmsted, OH 44131
www.WilsonEngineeringServices.com
330-375-1157
matt@wilsoneng.com



Revision:
 08-30-2013
 CITY SUB, #2-P&Z



Reg. No.: 61709

PROPOSED SITE IMPROVEMENTS FOR:
OMNOVA
 HARVARD ROAD
 BEACHWOOD, OH

CAM INC.
 BUILDER / DEVELOPER
 1525 CORPORATE WOODS PKY
 P.O. BOX 3075
 AKRON, OH 44309
 VOICE: 330-896-3753
 FAX: 330-896-3304

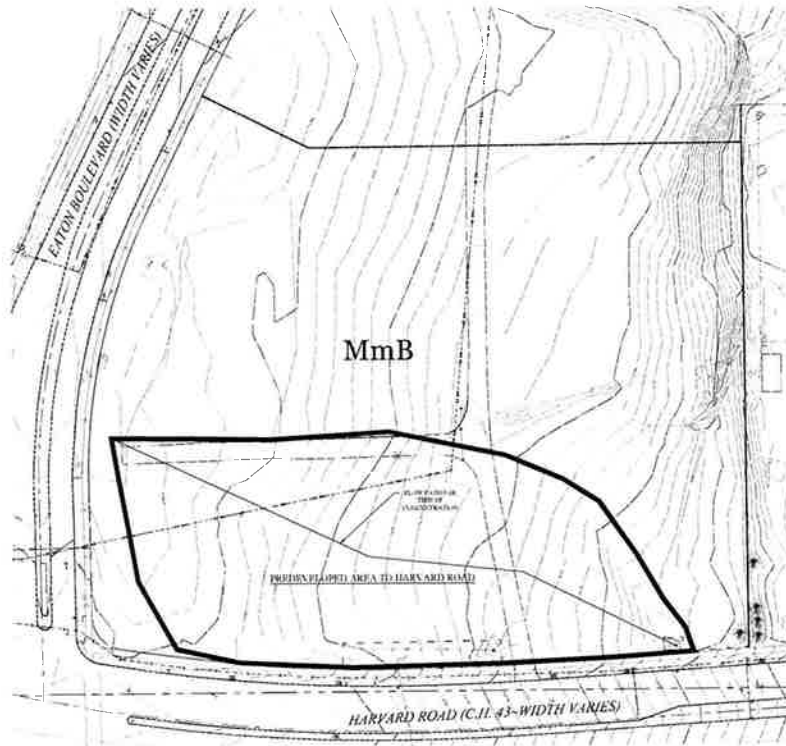
Contract No.
 Date: 08-26-2013



SCALE
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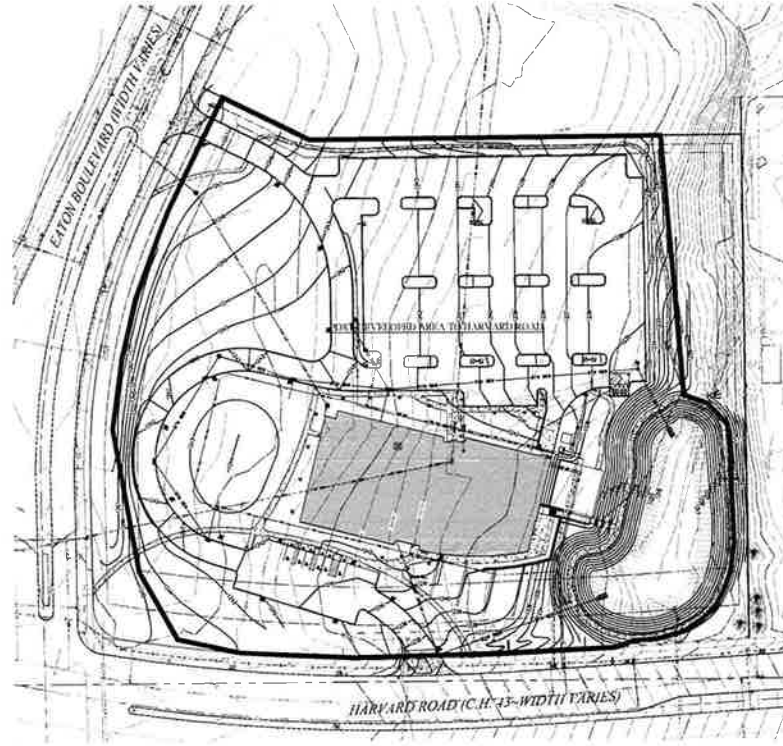
SWP3

SD5



PRE-DEVELOPED DRAINAGE MAP & SOILS MAP

PRE-DEVELOPED AREA TO HARVARD ROAD: AREA = 2.77 AC. CN = 84, TC = 34.5 MIN. MmB MAJONING-URBAN LAND COMPLEX, UNULATING



POST-DEVELOPED DRAINAGE MAP

POST-DEVELOPED AREA TO HARVARD ROAD: AREA = 7.40 AC. CN = 95, TC = 15 MIN.

ENGINEERING PROVIDED BY:



11550 Mahoning Ave, Suite B
P.O. Box 219
North Jackson, OH 44451
www.weller-engineering.com
330-329-2837
miller@wellereng.com

WELLER ENGINEERING

revisions:
08-30-2013
CITY SUB. #2-P&Z



Reg. No.: 61709

PROPOSED SITE IMPROVEMENTS FOR:
OMNOVA
HARVARD ROAD
BEACHWOOD, OH

CAM INC.
BUILDER / DEVELOPER
1525 CORPORATE WOODS PKWY
P.O. BOX 3310
AKRON, OHIO 44309
VOICE: 330-856-3253
FAX: 330-856-3304

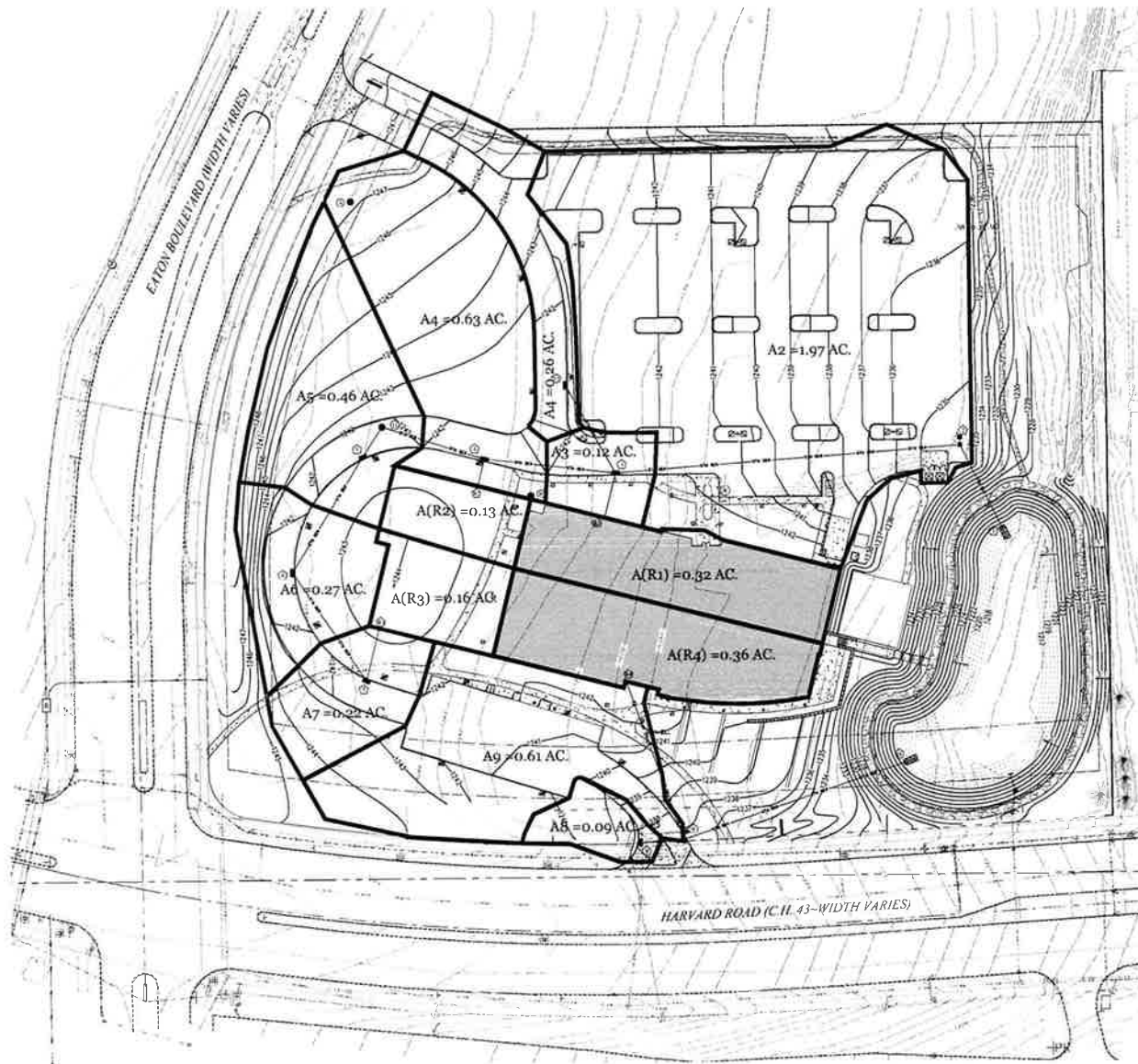
CONTRACT NO.
COTE
08-26-2013



SCALE
1"=60'

SWP3 DETAILS

SD6



STORM DRAINAGE MAP

REWORK
COMPLETION FOR
ALL AREAS IN
C-11390

revisions:
08-30-2013
CITY SUB, #2-P&Z



Reg. No.: 61709

PROPOSED SITE IMPROVEMENTS FOR:
OMNOVA
HARVARD ROAD
BEACHWOOD, OH

CAM INC.
BUILDER / DEVELOPER
1575 CORPORATE WOODS PKY
P.O. BOX 2015
AKRON, OHIO 44309
VO CE: 330-896-3253
FAX: 330-896-3204

contract no.
date
08-26-2013



SCALE
1" = 60'

SWP3 DETAILS

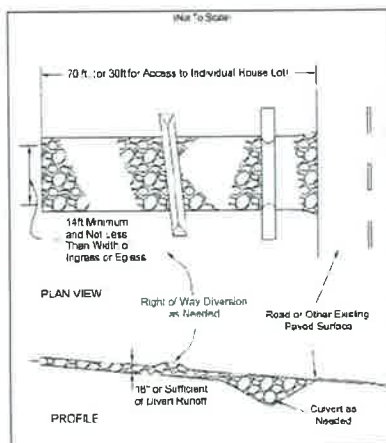
SD6A

ENGINEERING PROVIDED BY:

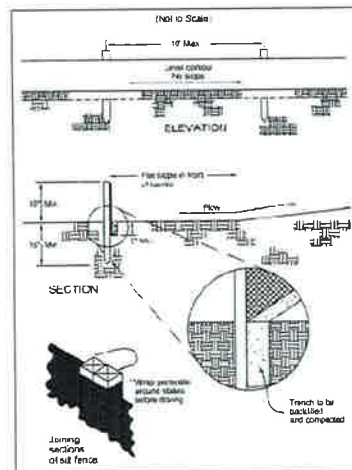


11508 Mahoning Ave., Suite B
P.O. Box 210
North Jackson, OH 44451
www.WeberEngineeringServices.com
330-324-2037
matthew@webereng.com

Construction Entrance



Silt Fence



Construction Entrance

- (a) **Signage**—2007's § 212 (1) requires signage that be used or displayed on any right of way.
2. **Signage**—The construction entrance shall be as long as required to maintain high traffic areas but not less than 20 feet in length and 10 feet in minimum in width.
3. **Dimensions**—The above signs shall be at least 18 inches tall, for night day illumination or at least 10 feet in height day.
4. **Width**—The entrance shall be at least 18 inches wide and not less than the full width of a right of way when ingress or egress is required.
5. **Access**—If applicable, shall be at least from the entire area open to passing traffic that will be composed of streets, sidewalks, and/or, stairs and meet the following specifications:
- | Minimum Clearance Requirements for Entrances | |
|--|------|
| Minimum Minimum Clearance | 8'6" |
| Minimum Minimum Clearance | 8'6" |
| Minimum Minimum Clearance | 8'6" |
6. **Removal**—The construction entrance shall be removed as soon as it is possible after major grading activities.
7. **Delivery**—A sign or a vehicle shall be constructed under the entrance if needed to prevent surface water from flowing onto the entrance or to prevent traffic from being blocked by the entrance.
8. **Water**—A water sign shall be constructed at part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and causing surface erosion.
9. **Maintenance**—Poor drainage or additional water shall be applied as conditions demand. Mud, gravel, and debris should be removed or replaced into public roads, or any surface where certain is not required by the Department of Public Works immediately. Removal shall be accomplished by sweeping or sweeping.
10. **Construction entrances** shall be removed upon removal of trees and/or prevent all site tracking. Vehicles may enter and leave the site or entrance will be allowed from muddy areas.
11. **Removal**—The entrance shall remain in place until the surface is as stabilized or repaired and is permanent.

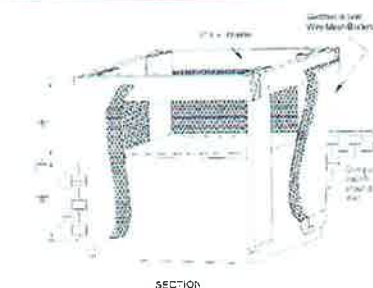
Minimum Lumber Size (inches)	2x8, 2x10
Minimum Particle Board	5/8 inch
Minimum Bar Strength	60 ksi
Minimum Steel Strength	50 ksi
Minimum Concrete	3,000 psi
Minimum Cracks	20%
Equivalent Covering Size	0.0025 in. thick
Fasteners	1/4 in. x 2 in. spaced

SF Silt Fence

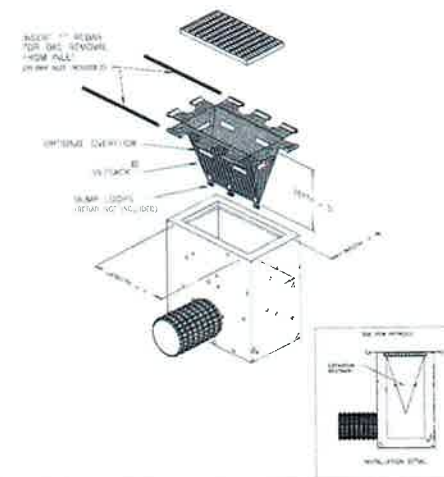
- [illegible]

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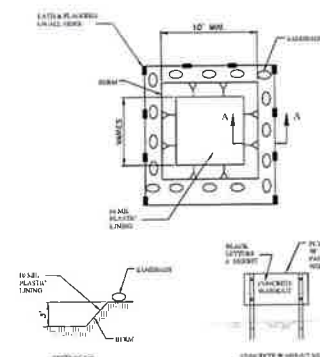
Geotextile Inlet Protection



- the person at the top of the hierarchy. In the case of a group, the person at the top of the hierarchy is the person who is responsible for the group's performance. In the case of an individual, the person at the top of the hierarchy is the person who is responsible for the individual's performance. In the case of a team, the person at the top of the hierarchy is the person who is responsible for the team's performance. In the case of a project, the person at the top of the hierarchy is the person who is responsible for the project's performance. In the case of a department, the person at the top of the hierarchy is the person who is responsible for the department's performance. In the case of an organization, the person at the top of the hierarchy is the person who is responsible for the organization's performance.



DETAIL OF INLET SEDIMENT CONTROL DEVICE
TYPE A - WITHOUT CURB DETECTOR



- [illegible]

TCW TEMP. AUTOMATIC WASHOUT FACILITY
REPAIRS AND MAINTENANCE

REVISIONS
08-30-2013
CITY SUB. #2-P&Z



Reg. No.: 61709

OMNOVA
HARVARD ROAD
BEACHWOOD, OH

CAM INC
BUILDER / DEVELOPER
1525 CORPORATE WOODS PKY
P.O. BOX 3515
AKRON, OHIO 44309
VOICE: 350-896-3753
FAX: 350-895-3304

contract no
date
08-26-2013

SCALE
MTE

SWP3 DETAILS

SD8

Grade no: 04200000

[illegible]

LMNOVA SOLUTIONS

0 40 80

biochemical and molecular biology

OMNOVA
HARVARD ROAD
BEACHWOOD, OH

date
08-30-2013

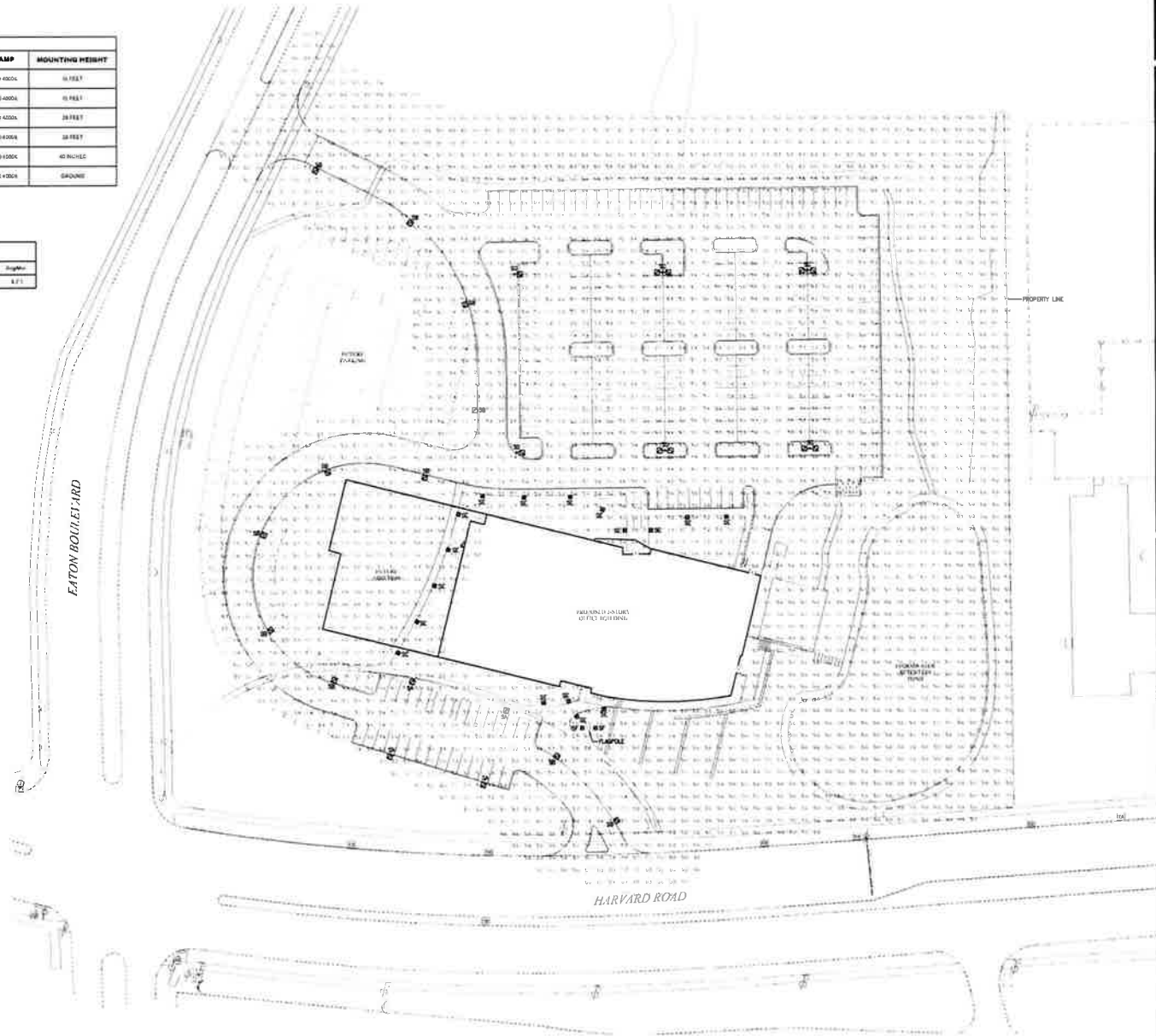


LANDSCAPE PLAN

L

SITE LIGHTING FIXTURE SCHEDULE				
TYPE	MANUFACTURER & CATALOG #	OPTICA	LAMP	MOUNTING HEIGHT
BA	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BB	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BC	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BD	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BE	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BF	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BG	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BH	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BI	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BJ	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BK	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BL	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BM	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BN	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BO	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BP	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BQ	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BR	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BS	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BT	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BU	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BV	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BW	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BX	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BY	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET
BZ	BIOLUX R100A-BOWLED-ET-40-3	THREE 2-WATT DRILL LIGHT CONTROLS	LED 4000K	35 FEET

FOOTCANDLE CALCULATION STATISTICS					
Location	Avg	Min	Max	Min/Max	Height
Entrance Area	3.8 fc	2.8 fc	5.2 fc	0.8:1	8.7 ft



SITE LIGHTING PHOTOMETRIC CALCULATION PLAN
SCALE 1"=40'-0"

revisions
CITY SUBMISSION R2-P&Z

PROP. BUILDING & SITE IMPROVEMENTS
CAM, INC. 57K SPEC.
HARVARD RD. & EATON BLVD.
BEACHWOOD, OH

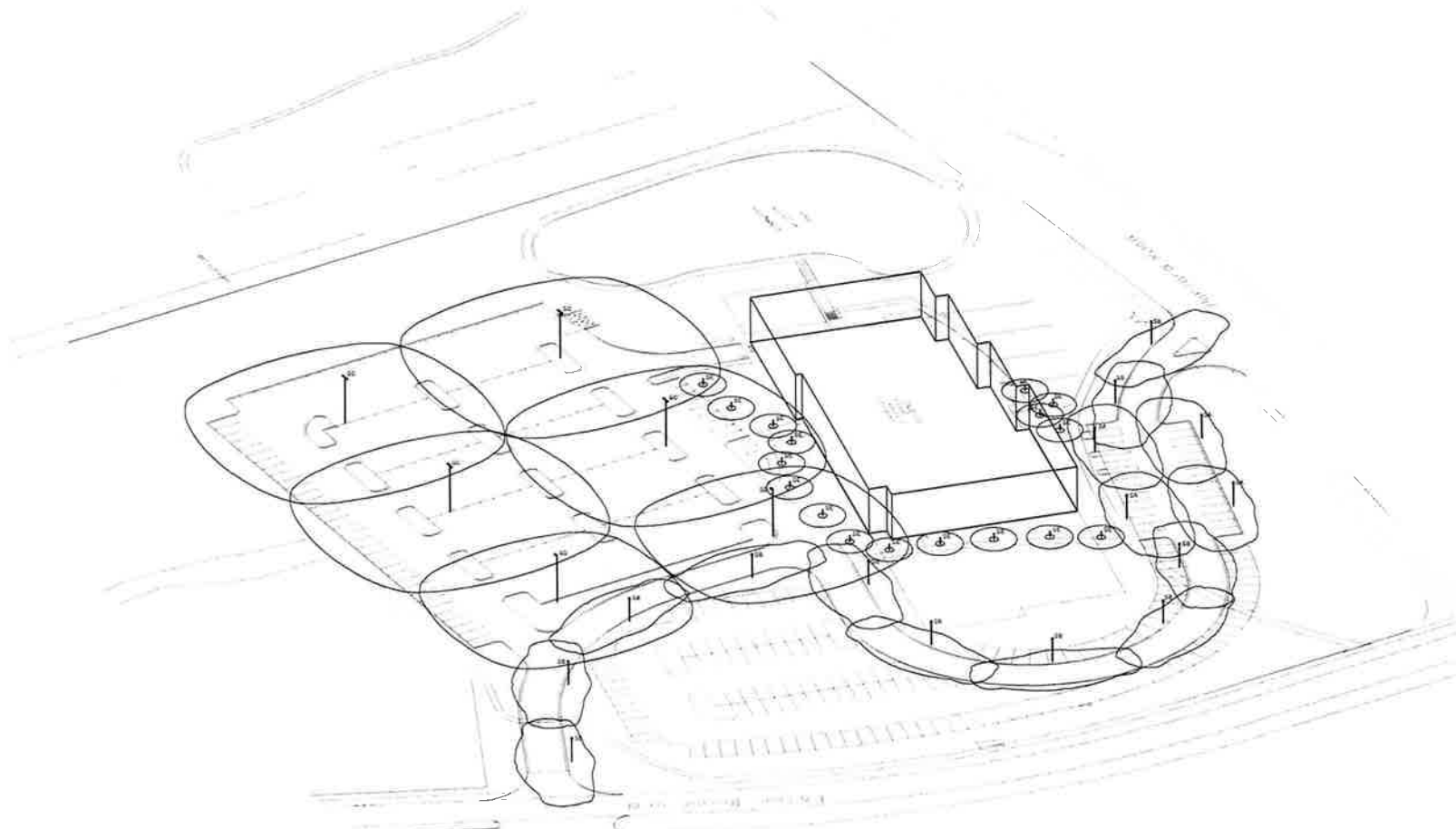
CAM INC.
BUILDER / DEVELOPER
555 CORPORATE WOODS PKY.
P.O. BOX 815
ADDY, ID 83401
800-888-8288
FAX: 208-888-2884

contract no.
S-57C
date
06/01/2020



Barbara Williams-Kirchman
Professional Engineer
No. 123456
Exp. 12/31/2024

ES-1



SITE LIGHTING ISOMETRIC VIEW
NOT TO SCALE



revisions
CITY SUBMISSION #0-PAZ

PROP. BUILDING & SITE IMPROVEMENTS
CAM, INC. 57K SPEC.
HARVARD RD. & EATON BLVD.
BEACHWOOD, OH

CAM INC.
BUILDER / DEVELOPER
800 CORPORATE WOODEN PKY.
P.O. BOX 5816
AZTECA, OHIO 44803
800-880-8881
FAX: 800-880-8881

contract no.
D-15K
date
06/30/2015



Brandon Williams-Kindborn
Professional Engineer
State of Ohio, No. 93847
P.E. License No. 93847
06/30/2015

ES-2

SITE LIGHTING ISOMETRIC VIEW

Tactical Planning, LLC

83 Levan Drive, Painesville, Ohio 44077

Ph: 440-725-1886

geosmerigan@gmail.com

TO: William Griswold, Building Commissioner

FROM: George Smerigan, City Planner

DATE: September 13, 2013

RE: **P&Z 2013-40 Revere Title Agency**
26690 and 26720 Hendon Road



This request is for preliminary and final approval of a lot split and consolidation plat. The property is located on the south side of Hendon Road in the U-1 Single Family House District. Three existing lots are being combined to make two new lots. Former Sublot 2 is being subdivided into two portions, which are being added to the existing lots on either side of it. The result is two larger lots identified as Parcels A and B. Parcel A will be 1.078 acres and have about 160 feet of frontage on Hendon. Parcel B will be 2.106 acres in area and have approximately 196 feet of frontage. Both proposed lots will conform with all of the minimum lot criteria of the U-1 Single Family House District.

Since this is a subdivision plat, it will need to be referred to City Council for final approval. We are recommending that the Planning and Zoning Commission recommend approval of the proposed lot split and consolidation plat to City Council subject to the comments of the City Engineer.



GPD GROUP®
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

Cleveland Office

5595 Transportation Blvd
Suite 100
Cleveland, OH 44125

tel 216.518.5544
fax 216.518.5545
www.gpdgroup.com

MEMORANDUM

**CITY OF BEACHWOOD
PLANNING AND ZONING COMMISSION MEETING**

Meeting Date: September 26, 2013

Report Date: September 16, 2013

To: Mr. William B. Griswold
Building Commissioner

From: Joseph R. Ciuni, P.E., P.S.
Consulting City Engineer

**P&Z 2013-40 REVERE TITLE AGENCY, ON BEHALF OF THE OWNERS OF THE
PROPERTY, ARE REQUESTING A LOT SPLIT AT 26690/26720
HENDON ROAD.**

We hereby recommend approval of this lot split.

JRC/jh
cc: File 2013120.29



2655 RICHMOND ROAD • BEACHWOOD • OHIO 44122

MAYOR
MIRLE S. GORDEN

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Patrick Kearns, Fire Chief and Shaun Lutz, Fire Prevention Officer
Date: 9-11-2013
Re: P&Z # 13-40 - 26690/26720 Hendon Lot Split

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. The Fire Prevention Bureau has no questions or comments at this time.

Patrick J. Kearns

Patrick J. Kearns
Fire Chief

Shaun Lutz

Shaun Lutz
Fire Prevention Officer

CITY OF *Beachwood*

TO: City of Beachwood Planning & Zoning Commission

FROM: Mark S. Sechrist, Chief of Police

DATE: September 6, 2013

SUBJECT: P&Z 2013-40

The police department has no comment on this item at this time.

David V. Kaprosy
Attorney at Law
40 Fox Glen Road
Moreland Hills, OH 44022
Phone No. Direct Line: (216) 525-5518
Fax Number: (216) 525-5550

September 4, 2013

City of Beachwood Ohio
Planning & Zoning Department
25325 Fairmount Boulevard
Beachwood, OH 44122
Attn: Sue Ley

P&Z 2013-40

This is a formal request to place a lot split and consolidation on the agenda for the September 26th planning and zoning meeting.

A copy of the proposed plat has been submitted to the City by the surveyor in a PDF format.

The vacant parcel will be split to create a 1.078 acre parcel to be known as Parcel A and a 2.106 acre parcel to be known as Parcel B. The Parcel Nos. are 741-033-021, 022 and 023. The combined property is owned by The Sherman Family Limited Partnership the General Partner being SASFLP, L.L.C. of which Scott A. Sherman is the managing member, The Honnie R. Busch Credit Shelter Trust, Stanley I. Busch, Trustee and Jordan B. Reimer.

The parcel being split is Parcel No. 741-33-022 owned by The Sherman Family Limited Partnership. The portions of the parcel will be consolidated with the parcels East and West and known as 26690 and 26720 Hendon Road, as appears by said plat as submitted. In conjunction with the recording of the plat, deeds will be recorded for the portions of Parcel No. 741-33-022 to be added to Parcel Nos. 741-33-021 and 741-33-023, respectively.

Respectively Submitted:



David V. Kaprosy
Attorney at Law
As Attorney for
The Sherman Family Limited Partnership

LOT SPLIT & CONSOLIDATION FOR
26690 & 26720 HENDON ROAD

Known as being part of Sublot Nos. 1, 2 and 3 in Harlan E. Sherman's Hendon Road
Subdivision of part of Original Harlanville Township Lot No. 35, as shown by the
recorded plat in Volume 164 of Maps, Page 4 of Cuyahoga County Records, now
situated in this

CITY OF BEACHWOOD
COUNTY OF CUYAHOGA - STATE OF OHIO

prepared by
McSTEEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1415 EAST 268TH STREET
MCLESTER, OHIO 44052
(440) 585-9800

This survey is a boundary survey prepared in accordance with Chapter
4733-37, Ohio Administrative Code. The basis of bearings for this survey is
South 89°46'00" East as the centerline of Annesley Road, as evidenced
by monuments found, and in the same bearing as found in Volume 155 of
Maps, Page 12 of Cuyahoga County Records. Distances are given in feet
and decimal parts thereof. All iron pins shown as set are 3/8" long 5/8"
rebar with an identification cap stamped "McSTEEN CA 98-028".

MICHAEL A. CAMALY JR. REG. PROF. SURV. No. 6560
Job No.: 12-190
Field Date: August 13, 2013
Survey Date: August 26, 2013
Latest Revision Date:

APPROVALS

This plot is hereby approved by the Council of the City of Beachwood, Ohio, this _____ day of _____, 2013.

City of Beachwood

This plot is hereby approved by the Planning Commission of the City of Beachwood, Ohio, this _____ day of _____, 2013.

Secretary

This plot is hereby approved by the Engineer of the City of Beachwood, Ohio, this _____ day of _____, 2013.

Engineer

LINE (1)

N 00°14'00" E
27.50' CALC. & USED

LINE (2)

N 89°46'00" W
18.00' REC. & USED

CURVE (C1)

Δ = 6°39'40" CALC. & USED
R = 430.00' REC. & USED
A = 49.95' CALC. & USED
T = 25.02' CALC.
C = 49.95' CALC.
N 72°46'00" E

CURVE (C2)

Δ = 13°19'20" CALC.
(1319'20" HANTSEL SURVEY)
R = 430.00' REC. & USED
A = 99.98' CALC.
T = 50.92' CALC.
C = 99.98' CALC.
N 78°55'00" E

CURVE (C3)

Δ = 17°20'04" CALC.
R = 430.00' REC. & USED
A = 130.09' CALC. & USED
T = 65.55' CALC.
C = 129.80' CALC.
N 47°15'28" E

CURVE (C4)

Δ = 7°28'30" CALC.
R = 430.00' REC. & USED
A = 106.09' CALC. & USED
T = 53.31' CALC.
C = 105.82' CALC.
N 83°09'55" E

CURVE (C5)

Δ = 6°39'40" CALC. & USED
R = 430.00' REC. & USED
A = 49.95' CALC. & USED
T = 25.02' CALC.
C = 49.95' CALC.
N 72°46'00" E

CURVE (C6)

Δ = 13°19'20" CALC.
(1319'20" HANTSEL SURVEY)
R = 430.00' REC. & USED
A = 99.98' CALC.
T = 50.92' CALC.
C = 99.98' CALC.
N 78°55'00" E

CURVE (C7)

Δ = 17°20'04" CALC.
R = 430.00' REC. & USED
A = 130.09' CALC. & USED
T = 65.55' CALC.
C = 129.80' CALC.
N 47°15'28" E

CURVE (C8)

Δ = 7°28'30" CALC.
R = 430.00' REC. & USED
A = 106.09' CALC. & USED
T = 53.31' CALC.
C = 105.82' CALC.
N 83°09'55" E

CURVE (C9)

Δ = 6°39'40" CALC. & USED
R = 430.00' REC. & USED
A = 49.95' CALC. & USED
T = 25.02' CALC.
C = 49.95' CALC.
N 72°46'00" E

CURVE (C10)

Δ = 13°19'20" CALC.
(1319'20" HANTSEL SURVEY)
R = 430.00' REC. & USED
A = 99.98' CALC.
T = 50.92' CALC.
C = 99.98' CALC.
N 78°55'00" E

CURVE (C11)

Δ = 17°20'04" CALC.
R = 430.00' REC. & USED
A = 130.09' CALC. & USED
T = 65.55' CALC.
C = 129.80' CALC.
N 47°15'28" E

CURVE (C12)

Δ = 7°28'30" CALC.
R = 430.00' REC. & USED
A = 106.09' CALC. & USED
T = 53.31' CALC.
C = 105.82' CALC.
N 83°09'55" E

CURVE (C13)

Δ = 6°39'40" CALC. & USED
R = 430.00' REC. & USED
A = 49.95' CALC. & USED
T = 25.02' CALC.
C = 49.95' CALC.
N 72°46'00" E

CURVE (C14)

Δ = 6°39'40" CALC. & USED
R = 430.00' REC. & USED
A = 49.95' CALC. & USED
T = 25.02' CALC.
C = 49.95' CALC.
N 72°46'00" E

CURVE (C15)

Δ = 13°19'20" CALC.
(1319'20" HANTSEL SURVEY)
R = 430.00' REC. & USED
A = 99.98' CALC.
T = 50.92' CALC.
C = 99.98' CALC.
N 78°55'00" E

CURVE (C16)

Δ = 17°20'04" CALC.
R = 430.00' REC. & USED
A = 130.09' CALC. & USED
T = 65.55' CALC.
C = 129.80' CALC.
N 47°15'28" E

CURVE (C17)

Δ = 7°28'30" CALC.
R = 430.00' REC. & USED
A = 106.09' CALC. & USED
T = 53.31' CALC.
C = 105.82' CALC.
N 83°09'55" E

CURVE (C18)

Δ = 6°39'40" CALC. & USED
R = 430.00' REC. & USED
A = 49.95' CALC. & USED
T = 25.02' CALC.
C = 49.95' CALC.
N 72°46'00" E

CURVE (C19)

Δ = 13°19'20" CALC.
(1319'20" HANTSEL SURVEY)
R = 430.00' REC. & USED
A = 99.98' CALC.
T = 50.92' CALC.
C = 99.98' CALC.
N 78°55'00" E

CURVE (C20)

Δ = 17°20'04" CALC.
R = 430.00' REC. & USED
A = 130.09' CALC. & USED
T = 65.55' CALC.
C = 129.80' CALC.
N 47°15'28" E

CURVE (C21)

Δ = 7°28'30" CALC.
R = 430.00' REC. & USED
A = 106.09' CALC. & USED
T = 53.31' CALC.
C = 105.82' CALC.
N 83°09'55" E

CURVE (C22)

Δ = 6°39'40" CALC. & USED
R = 430.00' REC. & USED
A = 49.95' CALC. & USED
T = 25.02' CALC.
C = 49.95' CALC.
N 72°46'00" E

CURVE (C23)

Δ = 13°19'20" CALC.
(1319'20" HANTSEL SURVEY)
R = 430.00' REC. & USED
A = 99.98' CALC.
T = 50.92' CALC.
C = 99.98' CALC.
N 78°55'00" E

CURVE (C24)

Δ = 17°20'04" CALC.
R = 430.00' REC. & USED
A = 130.09' CALC. & USED
T = 65.55' CALC.
C = 129.80' CALC.
N 47°15'28" E

CURVE (C25)

Δ = 7°28'30" CALC.
R = 430.00' REC. & USED
A = 106.09' CALC. & USED
T = 53.31' CALC.
C = 105.82' CALC.
N 83°09'55" E

CURVE (C26)

Δ = 6°39'40" CALC. & USED
R = 430.00' REC. & USED
A = 49.95' CALC. & USED
T = 25.02' CALC.
C = 49.95' CALC.
N 72°46'00" E

CURVE (C27)

Δ = 13°19'20" CALC.
(1319'20" HANTSEL SURVEY)
R = 430.00' REC. & USED
A = 99.98' CALC.
T = 50.92' CALC.
C = 99.98' CALC.
N 78°55'00" E

CURVE (C28)

Δ = 17°20'04" CALC.
R = 430.00' REC. & USED
A = 130.09' CALC. & USED
T = 65.55' CALC.
C = 129.80' CALC.
N 47°15'28" E

SUMMARY

AREA OF PPN 741-33-021 0.730 Ac.
THAT PORTION OF PPN 741-33-022 TO BE CONSOLIDATED 0.343 Ac.
TOTAL AREA OF PPN 741-33-021 (PARCEL "A") 1.078 Ac.
AREA OF PPN 741-33-023 1.738 Ac.
THAT PORTION OF PPN 741-33-022 TO BE CONSOLIDATED 0.370 Ac.
TOTAL AREA OF PPN 741-33-023 (PARCEL "B") 2.108 Ac.

SURVEY REFERENCES USED

- Subject and adjoining deeds as shown
- Recorded plat or shown
- "Map of Survey for Sherman Family Ltd. Part" by Swan Survey Co., Richard F. Harlan, P. S. No. 5128, dated June, 2001 (The No. B-76019-B)

HENDON ROAD (60')

PARCEL "A"
1.078 ACRES

PARCEL "B"
2.108 ACRES

HARLAN E. SHERMAN'S VOL. 164.

POND

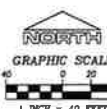
HENDON ROAD SUBDIVISION

PG. 4 C. C. M. R.

HARLAN E. SHERMAN'S HENDON ROAD SUBDIVISION No. 2

VOL. 197, PG. 37 C. C. M. R.

ANNESLEY ROAD (60')
Dedicated Vol. 185, Pg. 12 C. C. M. R.



LEGEND

- denotes rebar found as noted
- denotes iron pipe found as noted
- denotes P-H nail found as noted
- denotes rebar inside monument box assembly found as noted
- denotes 5/8" diameter x 30" long rebar with "McSTEEN CA 98-028" ID cap set
- denotes centerline
- R/W denotes right of way
- Z denotes property adjoint

NOTE:
Due to certain natural features present on the subject property, Section 03 (monumentation) of Chapter 4733-37 (Minimum Standards for Boundary Surveys in the State of Ohio) has been bridged at some corners for the performance of this survey.

ACCEPTANCE

I, Scott A. Sherman, Member of SASRLP, LLC, General Partner of The Sherman Family Limited Partnership, owner of the land shown herein, do hereby accept this lot split and consolidation of the same.

Scott A. Sherman
Member of SASRLP, LLC
General Partner of The Sherman Family Limited Partnership

COUNTY OF MARION
STATE OF OHIO
Before me, a Notary Public in and for said County and State, personally appeared the above named Scott A. Sherman, Member of SASRLP, LLC, General Partner of The Sherman Family Limited Partnership, who acknowledged the signing of the foregoing instrument, and that it was of his free act and deed personally, in witness whereof, I have hereunto set my hand and official seal of _____, Ohio, this _____ day of _____, 2013.

Notary Public My Commission Expires

I, Stanley I. Busch, Trustee of the Harlan E. Sherman Credit Shelter Trust, owner of the land shown herein, do hereby accept this lot split and consolidation of the same.

Stanley I. Busch

COUNTY OF CUYAHOGA
STATE OF OHIO
Before me, a Notary Public in and for said County and State, personally appeared the above named Stanley I. Busch, Trustee of the Harlan E. Sherman Credit Shelter Trust, who acknowledged the signing of the foregoing instrument, and that it was of his free act and deed personally, in witness whereof, I have hereunto set my hand and official seal of _____, Ohio, this _____ day of _____, 2013.

Notary Public My Commission Expires

I, Jordan B. Reher, owner of the land shown herein, do hereby accept this lot split and consolidation of the same.

Jordan B. Reher

COUNTY OF CUYAHOGA
STATE OF OHIO
Before me, a Notary Public in and for said County and State, personally appeared the above named Jordan B. Reher, who acknowledged the signing of the foregoing instrument, and that it was of his free act and deed personally, in witness whereof, I have hereunto set my hand and official seal of _____, Ohio, this _____ day of _____, 2013.

Notary Public My Commission Expires

Mc Steen & Associates

ENGINEERS & SURVEYORS

File No. 13-190
August 26, 2013

LEGAL DESCRIPTION

**Premises to be conveyed from The Sherman Family Limited Partnership
to Stanley I. Busch, Trustee of the Honnie R. Busch Credit Shelter Trust
Hendon Road
Beachwood, Ohio**

Situated in the City of Beachwood, County of Cuyahoga and State of Ohio, and known as being part of Sublot No. 2 in Harlan E. Sherman's Hendon Road Subdivision of part of Original Warrensville Township Lot No. 30, as shown by the recorded plat in Volume 164 of Maps, Page 4 of Cuyahoga County Records, further known as being a portion of those lands conveyed to The Sherman Family Limited Partnership by deed recorded in Volume 98-12465, Page 36 of Cuyahoga County Records and being more particularly bounded and described as follows:

BEGINNING at a 5/8-inch rebar with "Hantel 5129" ID cap found on the southeasterly line of Hendon Road, 60 feet wide, at the most westerly corner of the aforementioned Sublot No. 2;

Course No. 1: thence, northeasterly along the southeasterly line of Hendon Road, along the *arc* of a curve deflecting to the left, a distance of **49.99 feet** to an iron pin set, said curve having a *radius* of **430.00 feet**, a *central angle* of **6°-39'-40"**, a *tangent distance* of **25.02 feet**, and a *chord* which bears **North 79°-25'-40" East**, a distance of **49.96 feet**;

Course No. 2: thence, **South 14°-18'-42" East** along a new line of division, and passing through an iron pin set at 186.00 feet, a total distance of **263.98 feet** the northerly line of Harlan E. Sherman's Hendon Road Subdivision No. 2, as shown by the recorded plat in Volume 197 of Maps, Page 37 of Cuyahoga County Records;

Course No. 3: thence, **North 89°-46'-00" West** along the northerly line of said Hendon Road Subdivision No. 2, a distance of **68.17 feet** to the southwesterly corner of the aforementioned Sublot No. 2;

F:\Land Projects 2004\13-190\Documents\13-190 SHERMAN TO BUSCH.doc

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Course No. 4: thence, **North 10°-37'-20" West** along the westerly line of said Sublot No. 2, and passing through a 5/8-inch rebar with "Hantel 5129" ID cap found at 17.14 feet, a total distance of **250.64 feet** to the place of beginning, said premises containing **14,946 square feet (0.343 acre)** of land more or less, as surveyed in August of 2013 by Michael A. Camilly, Jr., Registered Professional Land Surveyor No. 8560 on behalf of **McSteen & Associates, Inc.** under Project No. 13-190 and being subject to all legal highways and easements of record.

The basis of bearings for this legal description is South 89°-46'-00" East as the centerline of Annesley Road, as evidenced by monuments found, and is the same bearing as found in Volume 185 of Maps, Page 12 of Cuyahoga County Records. All iron pins set are 30-inch long, 5/8-inch diameter rebar with an identification cap stamped "McSTEEN CA 96-026".

NOTE: Due to certain natural features present on the subject property, Section 03 (monumentation) of Chapter 4733-37 (Minimum Standards for Boundary Surveys in the State of Ohio) has been abridged at some corners for the performance of this survey.

Mc Steen & Associates

ENGINEERS & SURVEYORS

File No. 13-190
August 26, 2013

LEGAL DESCRIPTION
Premises to be conveyed from
The Sherman Family Limited Partnership to Jordan B. Reiner
Hendon Road
Beachwood, Ohio

Situated in the City of Beachwood, County of Cuyahoga and State of Ohio, and known as being part of Sublot No. 2 in Harlan E. Sherman's Hendon Road Subdivision of part of Original Warrensville Township Lot No. 30, as shown by the recorded plat in Volume 164 of Maps, Page 4 of Cuyahoga County Records, further known as being a portion of those lands conveyed to The Sherman Family Limited Partnership by deed recorded in Volume 98-12465, Page 36 of Cuyahoga County Records and being more particularly bounded and described as follows:

Commencing for reference at a 5/8-inch rebar with "Hantel 5129" ID cap found on the southeasterly line of Hendon Road, 60 feet wide, at the most westerly corner of the aforementioned Sublot No. 2; thence, northeasterly along the southeasterly line of Hendon Road, along the arc of a curve deflecting to the left, a distance of 49.99 feet to an iron pin set at the **TRUE PLACE OF BEGINNING** of the premises herein described, said curve having a radius of 430.00 feet, a central angle of 6°-39'-40", a tangent distance of 25.02 feet, and a chord which bears North 79°-25'-40" East, a distance of 49.96 feet;

Course No. 1: thence, northeasterly along the southeasterly line of Hendon Road, along the *arc* of a curve deflecting to the left, a distance of **49.99 feet** to the most westerly corner of lands conveyed to Jordan B. Reiner by deed recorded in AFN 201306180695 of Cuyahoga County Records (a 5/8-inch rebar with "Hantel 5129" ID cap was found distant North 18°-00'-04" West, 0.35 foot of said point), said curve having a **radius of 430.00 feet**, a **central angle of 6°-39'-40"**, a **tangent distance of 25.02 feet**, and a **chord** which bears **North 72°-46'-00" East**, a distance of **49.96 feet**;

F:\Land Projects 2004\13-190\Documents\13-190 SHERMAN TO REINER.doc

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Course No. 2: thence, **South 18°-00'-04" East** along the southwesterly line of said Reiner lands, and passing through a 5/8-inch rebar with "Hantel 5129" ID cap found at 174.06 feet, a total distance of **284.82 feet** the northerly line of Harlan E. Sherman's Hendon Road Subdivision No. 2, as shown by the recorded plat in Volume 197 of Maps, Page 37 of Cuyahoga County Records;

Course No. 3: thence, **North 89°-46'-00" West** along the northerly line of said Hendon Road Subdivision No. 2, a distance of **70.49 feet**;

Course No. 4: thence, **North 14°-18'-42" West** along the a new line of division, and passing through an iron pin set at 77.98 feet, a total distance of **263.98 feet** to the true place of beginning, said premises containing **16,096 square feet (0.370 acre)** of land more or less, as surveyed in August of 2013 by Michael A. Camilly, Jr., Registered Professional Land Surveyor No. 8560 on behalf of **McSteen & Associates, Inc.** under Project No. 13-190 and being subject to all legal highways and easements of record.

The basis of bearings for this legal description is South 89°-46'-00" East as the centerline of Annesley Road, as evidenced by monuments found, and is the same bearing as found in Volume 185 of Maps, Page 12 of Cuyahoga County Records. All iron pins set are 30-inch long, 5/8-inch diameter rebar with an identification cap stamped "McSTEEN CA 96-026".

NOTE: Due to certain natural features present on the subject property, Section 03 (monumentation) of Chapter 4733-37 (Minimum Standards for Boundary Surveys in the State of Ohio) has been abridged at some corners for the performance of this survey.

Mc Steen & Associates
ENGINEERS & SURVEYORS

File No. 13-190
August 26, 2013

LEGAL DESCRIPTION
Parcel "A"
Hendon Road
Beachwood, Ohio

Situated in the City of Beachwood, County of Cuyahoga and State of Ohio, and known as being part of Original Warrensville Township Lot No. 30, further known as being Parcel "A" in the Lot Split & Consolidation for 26690 & 26720 Hendon Road, as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records, said premises containing 1.078 acres of land being the same more or less, but subject to all legal highways and easements of record.

F:\Land Projects 2004\13-190\Documents\13-190 PARCEL A.doc

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Mc Steen & Associates
ENGINEERS & SURVEYORS

File No. 13-190
August 26, 2013

LEGAL DESCRIPTION
Parcel "B"
Hendon Road
Beachwood, Ohio

Situated in the City of Beachwood, County of Cuyahoga and State of Ohio, and known as being part of Original Warrensville Township Lot No. 30, further known as being Parcel "B" in the Lot Split & Consolidation for 26690 & 26720 Hendon Road, as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records, said premises containing 2.106 acres of land being the same more or less, but subject to all legal highways and easements of record.

F:\Land Projects 2004\13-190\Documents\13-190 PARCEL B.doc

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Tactical Planning, LLC

83 Levan Drive, Painesville, Ohio 44077
Ph: 440-725-1886
geosmerigan@gmail.com

TO: William Griswold, Building Commissioner

FROM: George Smerigan, City Planner

DATE: September 13, 2013

RE: **P&Z 2013-41** **Richard E. Jacobs Group**
Green Road



This request is for preliminary and final approval of a lot split plat. The property is located in the U-10 Planned Mixed-Use Development District. The proposed new lot is 4.992 acres in area and has 535 feet of frontage on the east side of Green Road. The proposed lot will conform with all of the minimum lot criteria in the U-10 Planned Mixed-Use Development District.

Since this is a subdivision plat, it will need to be referred to City Council for final approval. We are recommending that the Planning and Zoning Commission recommend approval of the proposed lot split plat to City Council subject to the comments of the City Engineer.



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MEMORANDUM

CITY OF BEACHWOOD PLANNING AND ZONING COMMISSION MEETING

Meeting Date: September 26, 2013

Report Date: September 16, 2013

To: Mr. William B. Griswold
Building Commissioner

From: Joseph R. Ciuni, P.E., P.S.
Consulting City Engineer

**P&Z 2013-41 THE RICARD E. JACOBS GROUP, INC., IS REQUESTING
PRELIMINARY AND FINAL APPROVAL FOR A LOT SPLIT ON
GREEN ROAD, PPN 742-39-001, CREATING AND APPROXIMATE
4.992 ACRE PARCEL.**

We have provided several review comments to the owner. Approval can not be recommended until we review revised plans.

JRC/jh
cc: File 2013120.30

CITY OF Beachwood

TO: City of Beachwood Planning & Zoning Commission

FROM: Mark S. Sechrist, Chief of Police

DATE: September 6, 2013

SUBJECT: P&Z 2013-41

The police department has no comment on this item at this time.



2655 RICHMOND ROAD • BEACHWOOD • OHIO 44122

MAYOR
MIRLE S. GORDEN

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Patrick Kearns, Fire Chief and Shaun Lutz, Fire Prevention Officer
Date: 9-11-2013
Re: P&Z # 13-41 - Richard E. Jacobs Group - Green road lot split

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

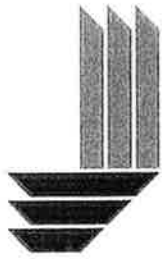
1. The Fire Prevention Bureau has no questions or comments at this time.

Patrick J. Kearns

Patrick J. Kearns
Fire Chief

Shaun Lutz

Shaun Lutz
Fire Prevention Officer



The Richard E. Jacobs Group, Inc.

Carl F. Frey P.E.
Director - Engineering
cfrey@rejacobsgroup.com
Direct Dial No. (440) 808-7506
FAX: (440) 808-6902

August 29, 2013

Hand Delivered

Mr. William Griswold
Building Commissioner, City of Beachwood
25325 Fairmount Blvd.
Beachwood, Ohio 44122

RE: Lot Split Plat – 4.992 acre parcel P&Z 2013-41
Chagrin Highlands – Beachwood West – Green Road

Dear Bill:

On behalf of Chagrin Highlands, Ltd., we respectfully request to be placed on the September 26th Planning and Zoning Commission agenda for Preliminary and Final Approval of a Lot Split Plat creating a 4.992 acre parcel from PPN 742-39-001 on Green Road.

Please find enclosed three (3) full-size copies of the plat, legal description, and check number #721188 in the amount of \$1,035.00 for the application fee.

Should you have any questions or require any additional information, please do not hesitate to call (440)808-7506.

Sincerely,

THE RICHARD E. JACOBS GROUP LLC



Carl F. Frey, P.E.

CFF:bls

Enclosure

c: S. Allen/LifeServices
J. L. Stewart, M. R. Johnson

PLAT OF SURVEY AND LOT SPLIT OF P.P. NO. 742-39-001 FOR THE CITY OF CLEVELAND

AND KNOWN AS BEING A PART OF ORIGINAL WARRENSVILLE TOWNSHIP LOT NO. 68
NOW SITUATED IN THE CITY OF BEACHWOOD, COUNTY OF CUYAHOGA, AND STATE OF OHIO

ACCEPTANCE

THE UNDERSIGNED, OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON, DOES HEREBY ASSENT TO AND ADOPT THIS LOT SPLIT OF SAME AND DOES HEREBY AUTHORIZE THE RECORDING OF THE SAME.

THE CITY OF CLEVELAND

BY: _____
TITLE: _____

STATE OF OHIO

COUNTY OF CUYAHOGA } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, WHO PERSONALLY APPEAR THE ABOVE NAMED _____ WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED, BOTH PERSONALLY AND IN HIS CAPACITY AS A DULY AUTHORIZED OFFICIAL OF THE CITY OF CLEVELAND, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ OHIO THIS _____ DAY OF _____, 2013.

APPROVALS

THIS PLAT APPROVED BY THE CITY OF BEACHWOOD PLANNING COMMISSION
THIS _____ DAY OF _____, 2013.

ROCHELLE HECHT, CHAIR
BEACHWOOD CITY PLANNING COMMISSION
SUSANNAH G. LEY
SECRETARY OF PLANNING COMMISSION

THIS PLAT APPROVED BY THE ENGINEER OF THE CITY OF BEACHWOOD
THIS _____ DAY OF _____, 2013.

JOSEPH R. CIRIACI, P.E., P.S.
BEACHWOOD CITY ENGINEER

THIS PLAT APPROVED BY THE COUNCIL OF THE CITY OF BEACHWOOD FOR RECORDING PURPOSES ONLY BY RESOLUTION NO. _____ ADOPTED
THIS _____ DAY OF _____, 2013.

KAREN M. NAVOLANIC
CLERK OF COUNCIL

LEGEND

REC = RECORD
MSD = MEASURED
OBS = OBSERVED
AFN = ALLOTMENT FILE NUMBER
PPN = PERMANENT PARCEL NO.
VOL = VOLUME
COUN = CUYAHOGA COUNTY MAP RECORDS
R = RIGHT-OF-WAY LINE
R/W = RIGHT-OF-WAY LINE
C = CENTERLINE

RIGHT-OF-WAY
A = 15.1135"
L = 17.0647"
R = 18.24"
T = 18.24"
C = 18.24"
R = 18.24"
T = 18.24"
C = 18.24"

CENTERLINE CURVE DATA
I = 35.1158° (REC.)
Dc = 1.8700°
Rc = 297.50'
Lc = 755.70' (REC.)
Rc = 1517.00' (REC.)
Ts = 644.77' REC. & MSD
Ls = 250.00'
R = 423.30'

DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. SURVEY MONUMENTS WERE FOUND OR SET AT ALL POINTS AS INDICATED HEREON. BEARINGS AS SHOWN ARE BASED UPON THE CENTERLINE OF HARVARD ROAD (N. 81°02'25" E.) AS SHOWN BY PLAT OF LOT SPLIT OF PPN 742-39-001 BY R.E. WARNER SURVEYORS, LLC RECORDED IN VOLUME _____ PAGE _____ OF CUYAHOGA COUNTY MAP RECORDS, ALL OF WHICH I BELIEVE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

TIMOTHY P. HADDEN
REGISTERED SURVEYOR NO. 6786

O.L. 57

O.L. 58

O.L. 58

O.L. 59

O.L. 67

O.L. 68

O.L. 68

O.L. 69

GREEN ROAD 80'
VOL. 270 PGS. 51-59 CUY. CO. MAP RECS.

PARCEL A
4.992 ACRES
(217,470 SQ. FT.)

PPN 742-39-001
THE CITY OF CLEVELAND
VOL. 988 PG. 8
CUY. CO. DEED RECS.

HARVARD

ROAD -
VOL. 178 PGS. 22-26 C.C.M.R.
CERTIFICATION

69 70
69 70

O.L. 67

O.L. 68

CT Consultants
engineers | architects | planners
8130 Sterling Court, Mentor, Ohio 44060
440.512.1000 www.ctconsultants.com

PLAT OF SURVEY AND LOT SPLIT
OF P.P. NO. 742-39-001 FOR
THE CITY OF CLEVELAND
AND KNOWN AS BEING A PART OF
ORIGINAL WARRENSVILLE TOWNSHIP LOT NO. 68
NOW SITUATED IN THE CITY OF BEACHWOOD,
COUNTY OF CUYAHOGA, AND STATE OF OHIO

AS NOTED
1

- May 14, 2013 -

**DESCRIPTION OF LAND
FOR
CHAGRIN HIGHLANDS LTD.**

**BEING A 4.992 ACRE PARCEL OF LAND
TO BE SPLIT FROM PPN 742-39-001**

Situated in the City of Beachwood, County of Cuyahoga, and State of Ohio and known as being a part of Original Warrensville Township Lot No. 68, now in said city, and is more particularly bounded and described as follows:

Beginning in the centerline of Green Road, 80 feet in width, at a 5/8 inch diameter iron pin stake in a monument box found marking its intersection with the northerly line of said Original Lot No. 68, said point of beginning being located North 0°43'27" West a distance of 2280.73 feet as measured along said centerline of Green Road from its intersection with the centerline of Harvard Road, 80 feet in width, said point of beginning also being Station 26+55.68 in the centerline survey for Green Road as shown by plat of dedication recorded in Volume 270, Pages 51 through 59 of the Cuyahoga County Map Records;

Thence North 89°36'25" East along said northerly line of Original Lot No. 68 a distance of 40.00 feet to its intersection with the easterly line of said Green Road at a point located 40.00 feet LEFT of Station 26+55.91 in said centerline survey;

Thence South 0°43'27" East along said easterly line of Green Road a distance of 1480.00 feet to an iron pin set at the Principal Point of Beginning of the following described parcel of land;

COURSE I Thence North 89°16'23" East by a line which is perpendicular to said easterly line of Green Road a distance of 505.00 feet to an iron pin set;

COURSE II Thence South 0°43'27" East by a line which is parallel with said easterly line of Green Road a distance of 245.80 feet to an iron pin set;

COURSE III Thence South 49°16'23" West a distance of 394.23 feet to an iron pin set;

COURSE IV Thence South 79°16'23" West a distance of 206.14 feet to an iron pin set in the easterly line of Green Road at a point located 40.00 feet LEFT of Station 46+70.91 in the aforesaid centerline survey;

COURSE V Thence North 0°43'27" West along said easterly line of Green Road a distance of 535.00 feet to the Principal Point of Beginning and containing 4.992 Acres (217,470 Square Feet) of land as surveyed and described in April, 2013 by Timothy P. Hadden, Ohio Registered Surveyor No. 6786 of CT Consultants, Inc., be the same more or less but subject to all legal highways and easements of record.

All points designated as "...iron pin stake set..." are marked by a 5/8 inch diameter by 30 inch long steel reinforcing bar driven flush with the ground and capped with a 1-1/4 inch yellow plastic disc engraved "CT CONSULTANTS, INC."

Bearings contained herein are based upon the State of Ohio Co-ordinate System of 1983 (North Zone) from observations utilizing the NAD83(CORS96) Reference Frame .

The above described parcel of land constitutes a split from a larger parcel that is currently designated as Cuyahoga County PPN 742-39-001;

The City of Cleveland claims title to the above described parcel of land by or through instrument dated December 12, 1904 and recorded in Deed Book Volume 968, Page 8 of the Cuyahoga County Records.

Timothy P. Hadden
Ohio Registered Surveyor No. 6786
May 14, 2013


Tactical Planning, LLC

83 Levan Drive, Painesville, Ohio 44077

Ph: 440-725-1886

geosmerigan@gmail.com

TO: William Griswold, Building Commissioner

FROM: George Smerigan, City Planner 

DATE: September 13, 2013

RE: **P&Z 2013-42 LifeServices Assisted Living
Green Road**

This request is for preliminary site development plan approval for an assisted living facility. The subject property is located in the U-10 Planned Mixed-Use Development District and consists of 4.992 acres with 535 feet of frontage on the east side of Green Road. The proposed building has a footprint of 36,985 square feet and is two stories in height. The application indicates a total of 76 assisted living dwelling units of which one-half are studio apartments and one-half are one-bedroom apartments. Each unit has a private bath and kitchenette. The facility would include group dining facilities, housekeeping facilities, and common areas. The building is rectangular with a central open courtyard. The application indicates a total of 35 -40 employees on three shifts. The applicant indicates that the operation will be a licensed residential care facility.

There is 37 feet of elevation change across the site. As a result, the site will require extensive grading. The building and parking lot will sit substantially higher than Green Road, but much lower than the rear of the property. With so much of the site disturbed for grading purposes, a comprehensive landscaping plan is critical. The preliminary landscape plan indicates red maples along Green Road and honeylocusts bordering the entry drive and parking lot. Spruce trees are indicated along the northern and eastern property lines.

Licensed health care facilities are listed as a permitted use in the U-10 Planned Mixed-Use Development District, however, assisted living facilities are not specifically listed. The parking standard for licensed health care facilities would not be appropriate for an assisted living facility. The current City parking standard for assisted living facilities is 1 space for each 1.5 dwelling units. In this instance application of that standard would require a total of 51 parking spaces. The site plan indicates a total of 56 parking spaces.

It is recommended that the Planning and Zoning Commission grant preliminary site development plan approval for the 76 unit assisted living facility with a determination that the applicable parking standard for the facility shall be 1.5 spaces per dwelling unit and that such approval is subject to compliance with the comments of the City Engineer.

BEACHWOOD PLANNING COMMISSION

APPLICANT: LifeServices Assisted Living

P&Z: 2013-42	ZONING DATA		DATE: 9/14/13
ZONING STANDARDS	REQUIRED	PROPOSED	VARIANCE
ZONING DISTRICT	U-10	U-10	
MINIMUM LOT AREA	3.0 Acres	4.992 Acres	
MAXIMUM BUILDING GROUND COVERAGE	20% or 43,490 Square Feet	17% or 36,985 Square Feet	
MINIMUM FRONT YARD BUILDING SETBACK	75 Feet	150 Feet	
MINIMUM SIDE YARD BUILDING SETBACK	½ Height of Building or 20 Feet	South = 50 Feet North = 70 Feet	
MINIMUM REAR YARD BUILDING SETBACK	½ Height of Building or 20 Feet	45 Feet	
MAXIMUM BUILDING HEIGHT	150 Feet	2 Stories or 40 Feet	
MINIMUM LANDSCAPED AREA	20% of Land Area or 1.0 Acres	30% or 1.5 Acres	
MINIMUM PARKING SETBACKS	Front = 35 Feet Sides = 10 Feet Rear = 10 Feet	Front = 60 Feet Sides = 20 Feet Rear = 240 Feet	
MINIMUM DRIVEWAY WIDTH	24 Feet	24 Feet	
MINIMUM PARKING STALL DIMENSIONS	9 Ft. x 18 Ft.	9 Ft. x 18 Ft.	
MINIMUM DRIVEWAY DISTANCE FROM INTERSECTION	200 Feet	Harvard Road = 439 Feet	
MINIMUM OFF-STREET PARKING	51 Spaces	56 Spaces	

Tactical Planning, LLC.



GPD GROUP®
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

Cleveland Office

5595 Transportation Blvd
Suite 100
Cleveland, OH 44125

tel 216.518.5544
fax 216.518.5545
www.gpdgroup.com

MEMORANDUM

**CITY OF BEACHWOOD
PLANNING AND ZONING COMMISSION MEETING**

Meeting Date: September 26, 2013

Report Date: September 16, 2013

To: Mr. William B. Griswold
Building Commissioner

From: Joseph R. Ciuni, P.E., P.S.
Consulting City Engineer

**P&Z 2013-42 LIFESERVICES ASSISTED LIVING IS REQUESTING
PRELIMINARY SITE PLAN APPROVAL FOR A NEW 36-UNIT
ASSISTED LIVING COMMUNITY TO BE DEVELOPED ON GREEN
ROAD AND HARVARD ROAD.**

General Comments

1. The stormwater plans must be submitted to the Cuyahoga County Sanitary Engineer for review. Please copy Joe Ciuni (jciuni@gpdgroup.com) on all correspondence with Cuyahoga County Sanitary Engineer for submittal.
2. Please provide a copy of CWD approval once granted.
3. Provide documentation for wetlands disturbance.

C-1

4. Identify the bearing and distances of property lines.

C-2

5. What is the proposed pavement material in the dumpster area?
6. Who is responsible for relocating the tank? Who owns/maintains?
7. List the required number of feet for each setback.
8. Provide driveway and drive aisle widths and typical length of parking stalls.
9. What is the proposed pavement material for the fire lane behind the building? Is there a curb cut at the connection of the fire lane to the parking lot?
10. Please show handicap parking sign locations, per detail on sheet C-5.
11. Has a variance been granted for the required number of parking spaces?
12. Please provide more detail at the drive apron, where does the proposed curb end? Are ramps needed at the sidewalk?



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C-3

13. On the storm structure schedule, for structure #15, please update the directional information for the inverts.
14. Please show downspout locations; include size, length, slope and inverts at building.
15. There is a significant portion of site drainage between the parking lot and Green Road as well as south of the building that are exiting the site undetained (not routed through the basin). Can swales and yard drains be placed at the bottom of slope and connected into the storm system and routed to the pond?
16. Rip-rap needed at the outlet of proposed storm structure #20?
17. Please list inverts of the storm and sanitary at crossing. If necessary, provide concrete encasement.
18. Will the proposed fence around the retention basin have a gate on it? If so, please show location on the plans. Will the area within the gate be mowed?
19. Please include an emergency overflow spillway to the pond and direct towards the creek.
20. Is the existing 10" water line near southern portion of site (running east/west) to remain? Proposed storm structure #17 falls on top of water. There is also another proposed storm crossing and a portion of the pond over the water line. If to remain, is a lowering required?
21. Will the relocated gas tank need an access road?
22. Will the existing gas line running diagonal near the northeast property line need to be relocated due to the proposed grading on top of it?

C-4

23. Are there any setbacks required from the existing conservation easement?
24. Any proposed grading for the relocated tank? If so, by others?
25. Permission for grading outside of the property limits on north and east sides of the property?
26. Is there any concern of future slope failure where slopes are 3:1 or greater?

C-7

27. Provide orange construction fence around the existing wetlands to remain in order to identify and protect during construction.
28. Are there any soil stockpiles anticipated during construction? If so, please show location the plans and surround by silt fence.
29. Show locations of inlet protection on plans. Please also show inlet protection on inlets on Green Road in the vicinity of, and just downstream of, the site.
30. Provide a location for truck wash.

C-8

31. Provide a detail for concrete washout and inlet protection.

Stormwater Management Report

32. Hydrograph Pond Report: What is the intended size of the control structure outlet pipe? It is shown as 12" diameter in the Hydraflow calculations and on plan view on sheet C-3. It is shown at 15" in the detail and storm structure schedule on sheet C-3 and in the stormwater report narrative.



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33. Water Quality calculations: Per calculation sheet, water quality elevation should be above the normal water elevation.
34. Storm sewer calculations:
 - a. Please update rim elevations on the storm sewer calculations to match the plans.
 - b. It does not appear that the entire drainage area that is delineated reaches proposed storm structure #7?
 - c. Many of the pipe runs show a capacity full of 0.00 cfs. Please clarify.
35. Drainage area map: Please list the area that drains directly to the basin plus the basin area.
36. Please provide an 8.5"x11" Post-Construction Operations and Maintenance Plan. Please include an exhibit with this plan showing the overall site and identifying the location of all SWM features that require O&M instructions.

We hereby recommend preliminary plan approval. The above comments can be resolved for final plan approval.

JRC/jh

cc: File 2013120.28



2655 RICHMOND ROAD • BEACHWOOD • OHIO 44122

MAYOR
MERLE S. GORDEN

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Patrick Kearns, Fire Chief and Shaun Lutz, Fire Prevention Officer
Date: 9-11-2013
Re: P&Z # 13-42 - Life services assisted living

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. Fire Apparatus access is a concern and will need to be modeled with vehicle dimensions provided by the Fire prevention Bureau. No access to the east side of the structure is a concern and will need to be discussed with designer.
2. The Fire Department would like to discuss the Life Safety systems plan for this building, along with Hydrant and Fire Department Connection(s) locations.
3. The pond located on the south of the drive entrance will need to be fenced to prevent pedestrian and vehicle access.

Patrick J. Kearns

Patrick J. Kearns
Fire Chief

Shaun Lutz

Shaun Lutz
Fire Prevention Officer

CITY OF *Beachwood*

TO: City of Beachwood Planning & Zoning Commission

FROM: Mark S. Sechrist, Chief of Police

DATE: September 6, 2013

SUBJECT: P&Z 2013-42

The police department has no comment on this item at this time.



1625 Lowell Ave.
Erie, PA 16505
814.833.6805
fax: 814.833.1677

The City of Beachwood Planning and Zoning Commission
Beachwood City Hall
25325 Fairmount Blvd.
Beachwood, OH 44122

August 30, 2013

Re: Beachwood Commons Assisted Living Community P&Z 2013-42

On behalf of Beachwood Commons Assisted Living we are requesting Preliminary Site Plan Approval for a new 76 unit Assisted Living Community to be developed on a 5 acre parcel in Chagrin Highlands on Green Road. We are enclosing site plans as required and will be in attendance at the meeting on September 26, 2013 to present the project and answer any questions or concerns with the project and site plan.

Beachwood Commons will be a LifeServices Assisted Living Community, owned and operated as one of nine assisted living communities, with three of those located in the Cleveland area. Those include;

Aberdeen Crossings Assisted Living
399 Bishop Road
Highland Heights, OH 44143
Opened in 2009

SouthWest Commons Assisted Living
18090 Pearl Road
Strongsville, OH 44136
Opened in 2005

Salida Woods Assisted Living
7685 Lake Shore Blvd.
Mentor, OH 44060
Opened in 1999

LifeServices has been providing Assisted Living services since 1992 and opened our first Community in Erie, PA in 1997. We pride ourselves in offering a unique assisted living option

for seniors, helping them to age in place while maintaining their Independence, Privacy, Dignity, and Choice, the four core values of LifeServices Assisted Living.

The project will consist of 76 apartments, as well as common areas such as Dining, Activities, Parlors, Sunrooms, and administrative areas for staff. Beachwood Commons will provide an apartment living space, all utilities including TV and phone service, three meals per day served in our Dining Room, weekly flat linen service, weekly housekeeping, activities, scheduled transportation, and hands-on-personal care of up to 1.25 hours per day, all for one simple fee. Additional care may be provided and purchased as needed.

Beachwood Commons will be licensed as a Residential Care Facility under the Ohio Department of Health. The building will be two stories with 38 studio apartments and 38 1- bedroom apartments, each with a private bath and kitchenette. The building is constructed to meet the Ohio Building Codes and includes a full automatic sprinkler system, state-of-the-art fire alarm, and fire zones for the residents' safety. The building will also include a help call system activated by a pendant carried by each resident. The system locates the resident by room within the building and pages staff when assistance is required. The building exits include delayed egress panic hardware that releases in an emergency but provide notification to staff if someone opens an exit door.

Staffing will include 35 to 40 employees, including a Community Director, Senior Living Counselor, Nurse Care Manager, Activities Director, Chef, LPN's, dietary staff, receptionist, and resident assistants that provide a good deal of the hands-on-care. The staff is present 24/7 and work in typical shifts.

Very few, if any, residents have vehicles or drive and prefer to go with family members or use our van and driver for scheduled trips and medical appointments.

The project will generate minimal traffic, with at most 10 to 12 staff members coming and going on first and second shift, 10 to 15 family visits daily, and 3 to 6 outside vendors daily. We typically have two food deliveries per week, and dumpster pickups twice a week.

We discussed parking requirements and were advised that 51 parking spaces would be required given the building use and that no variance would be required. We are providing 57 spaces which will be more than adequate.

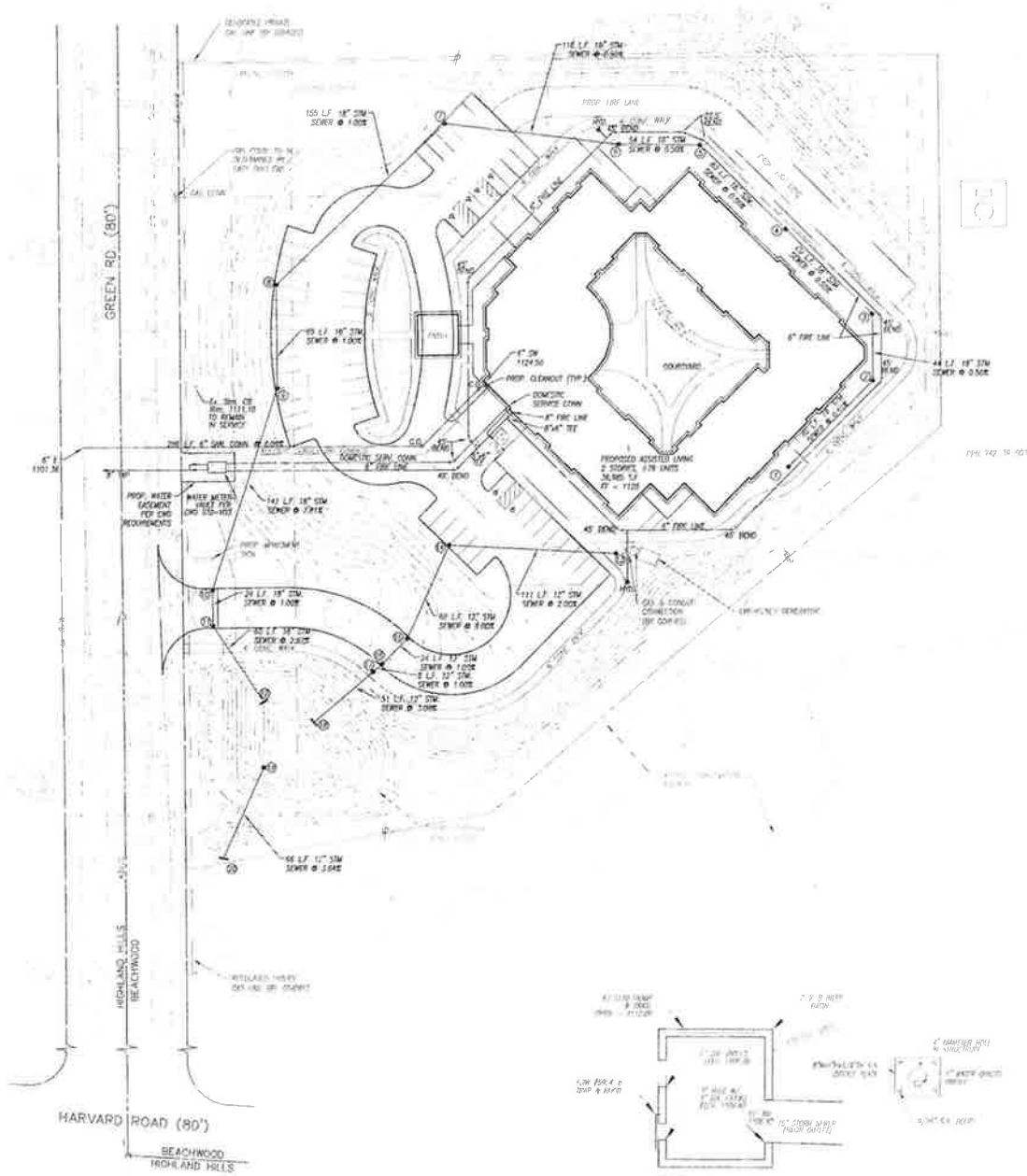
LifeServices is looking forward to becoming a part of the Beachwood Community and we are very enthusiastic regarding the site location in Chagrin Highlands. We look forward to meeting the members of the Commission on the 26th.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott D. Allen", with a long horizontal flourish extending to the right.

Scott D. Allen

Member of general partner of Beachwood Commons Assisted Living Ltd.

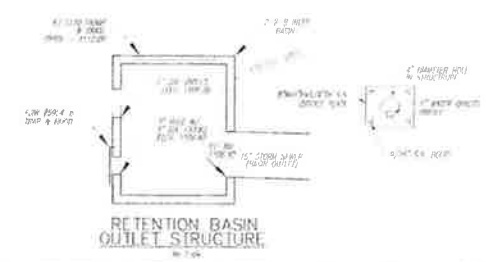


- 1. Study Pipe
- 2. Light Pipe
- 3. Day Pipe
- 4. Night Pipe
- 5. Storm Pipe
- 6. Water Main
- 7. Sewer Main
- 8. Gas Main
- 9. Electric Line
- 10. Telephone Line
- 11. Fire Hydrant
- 12. Manhole
- 13. Catch Basin
- 14. Stormwater Inlet
- 15. Stormwater Outlet
- 16. Stormwater Storage
- 17. Stormwater Treatment
- 18. Stormwater Discharge
- 19. Stormwater Pump
- 20. Stormwater Valve
- 21. Stormwater Gate
- 22. Stormwater Weir
- 23. Stormwater Flume
- 24. Stormwater Meter
- 25. Stormwater Recorder
- 26. Stormwater Alarm
- 27. Stormwater Control
- 28. Stormwater Barrier
- 29. Stormwater Fence
- 30. Stormwater Sign
- 31. Stormwater Light
- 32. Stormwater Camera
- 33. Stormwater Sensor
- 34. Stormwater Actuator
- 35. Stormwater Solenoid
- 36. Stormwater Relay
- 37. Stormwater Transformer
- 38. Stormwater Generator
- 39. Stormwater Motor
- 40. Stormwater Pump
- 41. Stormwater Valve
- 42. Stormwater Gate
- 43. Stormwater Weir
- 44. Stormwater Flume
- 45. Stormwater Meter
- 46. Stormwater Recorder
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- 50. Stormwater Fence
- 51. Stormwater Sign
- 52. Stormwater Light
- 53. Stormwater Camera
- 54. Stormwater Sensor
- 55. Stormwater Actuator
- 56. Stormwater Solenoid
- 57. Stormwater Relay
- 58. Stormwater Transformer
- 59. Stormwater Generator
- 60. Stormwater Motor

STORM STRUCTURE SCHEDULE

NO.	SIZE	DEPTH	LENGTH	WIDTH
1	2 1/2 X 3 1/2	11/16 50	16 1/2	11/16 50
2	2 1/2 X 3 1/2	11/16 50	12 5/16	10 1/2
3	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
4	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
5	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
6	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
7	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
8	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
9	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
10	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
11	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
12	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
13	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
14	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
15	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
16	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
17	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
18	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
19	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
20	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
21	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
22	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
23	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
24	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
25	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
26	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
27	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
28	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
29	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2
30	2 1/2 X 3 1/2	11/16 50	10 1/2	10 1/2

ITEM NO.	ITEM DESCRIPTION	QTY REQD	UNIT PRICE	TOTAL AMOUNT	TAX AMOUNT	NET AMOUNT
1	1/2" X 1/2" X 1/2"	100	1.00	100.00	0.00	100.00
2	1/2" X 1/2" X 1/2"	100	1.00	100.00	0.00	100.00
3	1/2" X 1/2" X 1/2"	100	1.00	100.00	0.00	100.00
4	1/2" X 1/2" X 1/2"	100	1.00	100.00	0.00	100.00
5	1/2" X 1/2" X 1/2"	100	1.00	100.00	0.00	100.00
6	1/2" X 1/2" X 1/2"	100	1.00	100.00	0.00	100.00
7	1/2" X 1/2" X 1/2"	100	1.00	100.00	0.00	100.00
8	1/2" X 1/2" X 1/2"	100	1.00	100.00	0.00	100.00
9	1/2" X 1/2" X 1/2"	100	1.00	100.00	0.00	100.00
10	1/2" X 1/2" X 1/2"	100	1.00	100.00	0.00	100.00
11	1/2" X 1/2" X 1/2"	100	1.00	100.00	0.00	100.00
12	1/2" X 1/2" X 1/2"	100	1.00	100.00	0.00	100.00
13	1/2" X 1/2" X 1/2"	100	1.00	100.00	0.00	100.00
14	1/2" X 1/2" X 1/2"	100	1.00	100.00	0.00	100.00
15	1/2" X 1/2" X 1/2"	100	1.00	100.00	0.00	100.00
16	1/2" X 1/2" X 1/2"	100	1.00	100.00	0.00	100.00
17	1/2" X 1/2" X 1/2"	100	1.00	100.00	0.00	100.00
18	1/2" X 1/2" X 1/2"	100	1.00	100.00	0.00	100.00
19	1/2" X 1/2" X 1/2"	100	1.00	100.00	0.00	100.00
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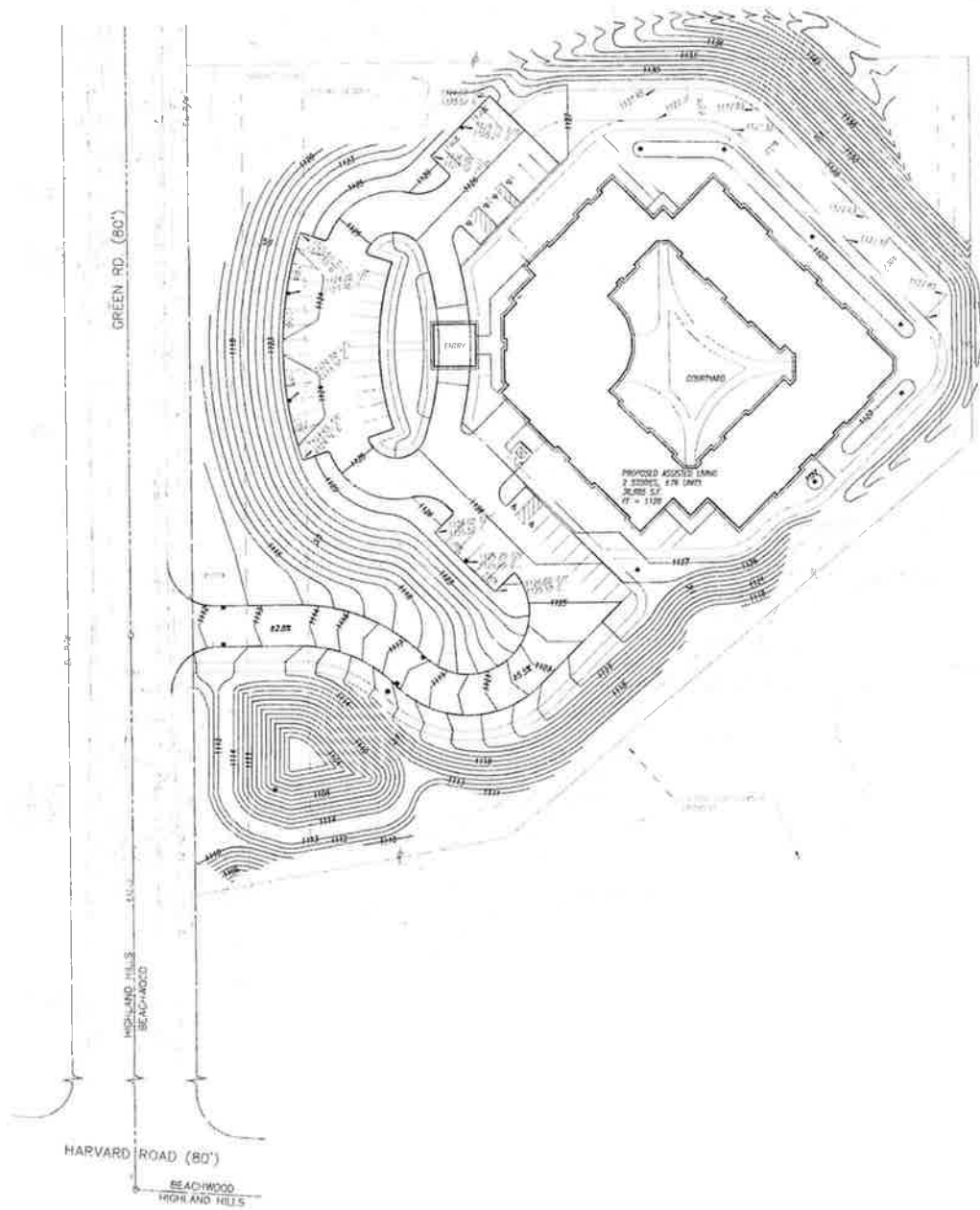
BEFORE YOU DIG
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 CALL TOLL FREE 800-925-0388

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UTILITY PLAN
 LIFE SERVICES
 CITY OF BEACHWOOD
 CUYAHOGA COUNTY, OHIO

PROJECT NUMBER
13228
 Drawing Name

SHEET
C-3
 TOTAL SHEETS 8



100' 1/2" 15' 0"



1. 10' 0" 10' 0"	11. 10' 0" 10' 0"	21. 10' 0" 10' 0"
2. 10' 0" 10' 0"	12. 10' 0" 10' 0"	22. 10' 0" 10' 0"
3. 10' 0" 10' 0"	13. 10' 0" 10' 0"	23. 10' 0" 10' 0"
4. 10' 0" 10' 0"	14. 10' 0" 10' 0"	24. 10' 0" 10' 0"
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10. 10' 0" 10' 0"	20. 10' 0" 10' 0"	30. 10' 0" 10' 0"



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Chagrin Valley Engineering, Ltd.
Chagrin Valley Engineering, Ltd.
Chagrin Valley Engineering, Ltd.

GRADING PLAN
LIFE SERVICES
CITY OF BEACHWOOD
CUYAHOGA COUNTY, OHIO



DESIGNED BY: MHA
CHECKED BY: MHA
DATE: 10/1/10

PROJECT NUMBER
13228

Drawing Name

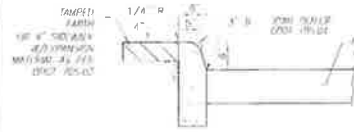
C-4

8

BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
CALL TOLL FREE 800-925-0988



4\"/>



COST TYPE 6 CONCRETE CURB

1. 1/2\"/>



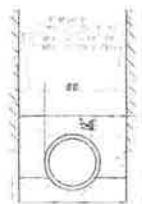
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2. 1/2\"/>

1. 1/2\"/>

6\"/>

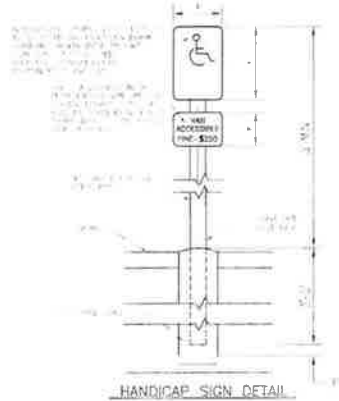
HEAVY DUTY ASPHALT PAVEMENT SECTION



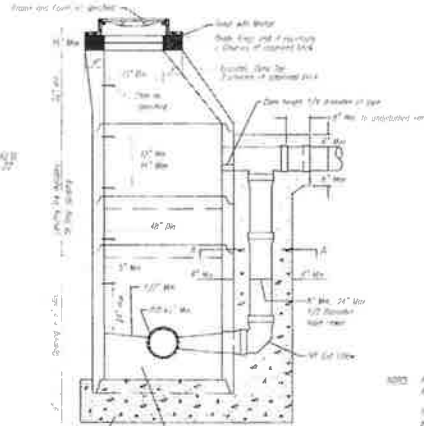
TYPE I TYPICAL TRENCH DETAIL

THE FOLLOWING COST STANDARD CONSTRUCTION DRAWINGS ARE TO BE INCLUDED AS PART OF THE DRAWING SET FOR THIS PROJECT:

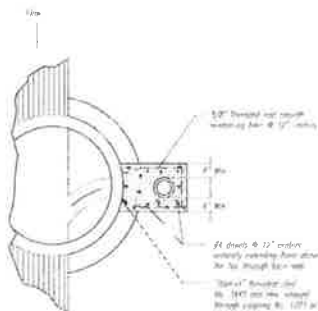
- BP-5.1 "CONCRETE CURBS AND COMBINED CURB & GUTTER"
- BP-7.1 "CURB RAMP"
- CB-1.1 "CATCH BASIN NO. 1, 2'-0\"/>



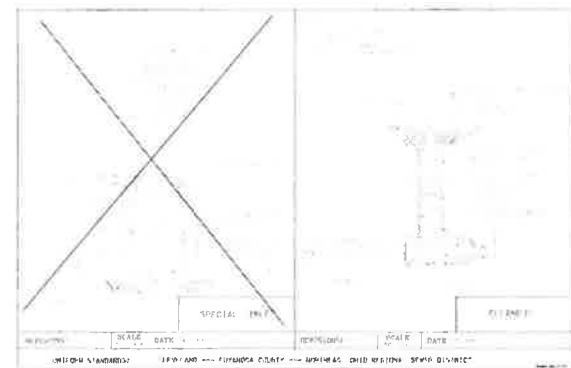
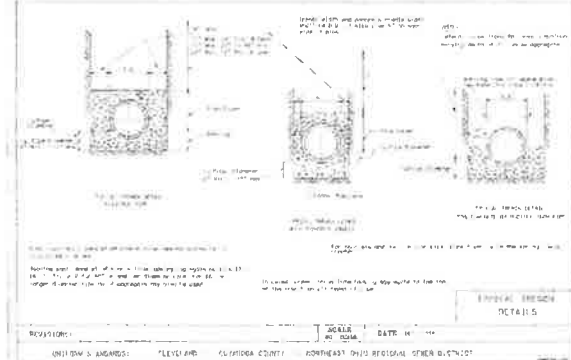
HANDICAP SIGN DETAIL



PRECAST CONCRETE DROP MANHOLE



ELEVATION



PROJECT NO.
 13228

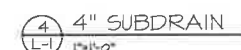
Drawing Name

DATE: C-5

DATE: 8

These documents are meant to serve as a guide for construction modifications to the design may be required to accommodate varying field conditions or modified plant quantities.

2. Quality and state of plants to meet American Association of Nurserymen Standards.
3. Landscape Architect to be authority for interpretation of plan and quality of work.
4. All substitutions of species or varieties subject to approval of Landscape Architect.
5. If quantities listed in Plant Material List do not correlate with plantings indicated on plans, the quantities indicated on the plan shall govern.
6. Contractor shall submit all cost lists authorized by Owner:
- a. All soil tests, mulch, ground cover, and drain tile amounts to be installed in the field where applicable.
- b. The Landscape Contractor to locate all underground utilities and/or sprinkler systems before installation.
- c. The Landscape Contractor is responsible for all clean-up associated with his construction procedures.
- d. All live areas to receive a minimum 2" topsoil; all planting areas to receive a minimum 8" topsoil.
7. Planting bed preparation: Loosen existing soils and add organic materials, to raise bed 4-6" above finished grade. Provide positive drainage away from all buildings and around or under all planting beds to prevent ponding of water. Do not raise bed grades, finished grade, or mow above finished lawn elevations.
8. Use soil mixture in all planting pits. Soil mixture to be 1/4 graded on-site soil and 3/4 sandy loam or loam soil as defined by USDA Soil Conservation Service Soil Classification. Free from stones and debris, heavy clay and other impurities. Organic content shall be 4% to 12% of total dry weight. Add grower's "best mix" to topsoil mix, applied per manufacturer's recommendation for the size and type of plant material specified, if no irrigation is specified.
- a. If the quality or quantity of on-site topsoil stockpiled is insufficient to complete work, provide imported topsoil. Obtain rights and pay all costs for imported topsoil material.
9. Proposed topsoil shall be acceptable to Architect and State Testing Firm.
10. Mow all planting beds, and disturbed areas with a 5" depth of double ended handmown bark. Initially mowed need not be over barrier under all mulched planting areas. Provide 4" cut, never polypropylene, needle-punched fabric, need barrier. Install it place with soil slopes.
11. All grass seeding, sowing, shall be achieved prior to final planting. All non-treated burlap and/or non-mat prior planting to be removed from top half of rootball. All treated burlap and/or polypropylene fabric completely buried under mulch.
12. Appropriate quantities of 20-10-10 nitrogen plus fertilizer (as needed) to be applied to all plants.
13. Seeding Material: Seed shall be 1/4 Bay Blend Perennial Grass seed, composed of 20% Haberland 3 Perennial Ryegrass, 20% Affinity Perennial Ryegrass, 20% Monarch Perennial Ryegrass, 20% Cotoleta Perennial Ryegrass, 20% Piermont 2 Perennial Ryegrass.
14. Non-seeded areas with 1/4" of straw mulch, 1/4" of straw mulch, and 1/4" of straw mulch. All seeds shall be laid on a minimum of 2" topsoil and 1/4" straw mulch. Fertilize with a slow-release measured release fertilizer; or make it a light application of 10-12-12 at a rate of 50 lb per acre, 1000 SF, before laying seed.
15. Areas to be seeded or sodded are to be free from weeds and rocks 3/4" or larger. All seeded areas are to be covered with a 1/2" thick, non-compacted layer of straw, or plastic erosion control matting, secured in place.
16. Grading: The Bidder will provide a finished grade within 3" of final grade. The Landscape Contractor is responsible for all the grading relating to his work (when applicable).
17. All beds shall be edged to form a definite edge.
18. Renewal of disturbed areas with appropriate seed mix.
19. Habitat fence through bed edges and easement 10' responsibility for a full and healthy growth. Renewed old time spots.
20. All plant materials and grandersons to be inspected and approved by Landscape Architect before final acceptance of area.
21. Saturated Periods
22. a. Saturated period shall begin at the issuance of the Certificate of Completion and shall extend one year from that date.
- b. At the conclusion of the saturated period a final inspection of the work will be made to determine the condition of the plant material. All plant material not in a healthy or A/B condition following saturation shall be noted.
- c. Remove the material be noted from the site at the direction of the Architect and replace during the following planting season with the maximum of the kind and size, and in a manner specified for the original planting at no extra cost.
- d. Saturated period also applies to replaced material.
23. Irrigation design and installation to be completed by the Owner.



R+Z 2013-43

Fire Dept.
Report

Tactical Planning, LLC

83 Levan Drive, Painesville, Ohio 44077

Ph: 440-725-1886

geosmerigan@gmail.com

TO: William Griswold, Building Commissioner

FROM: George Smerigan, City Planner

DATE: September 16, 2013

RE: **P&Z 2013-43 Cedar Creek Grill**
2101 Richmond Road



This request is for preliminary and final site development plan approval for the expansion of the existing restaurant and the inclusion of a new unit to be known as Taco Barrio. The proposal is part of the La Place shopping center, which is located in the U-4A Integrated Business District. The proposed expansion would add approximately 1700 square feet of interior space and 900 square feet of patio area. The proposed total seating capacity for the new dual restaurant facility would be 324. The existing Cedar Creek Grill restaurant was approved with seating for 202 persons including the outdoor patio area, resulting in an increased capacity of 122 seats.

The La Place shopping center has a total of 582 parking. With the existing restaurant the center had a surplus of 5 parking spaces over the 577 space requirement of the Zoning Code. Based upon the proposed new restaurant expansion, the number of required parking spaces on the subject site would increase to 624. Therefore, the proposed restaurant expansion would require a parking variance of 42 spaces.

Since a variance is required, the Planning and Zoning Commission will need to make a recommendation to City Council. Should the Commission determine to recommend approval of the variance and site plan, the following stipulations are recommended:

1. Pursuant to Section 1159.04, it is determined that a practical difficulty exists or will result from the literal enforcement of the Zoning Code with regard to the provisions of Section 1121.04(b) relating to the minimum number of required off-street parking spaces.
2. Granting of a variance of 42 spaces, to Section 1121.04(b) to permit the total number of parking spaces on the subject site to be 582 in lieu of the 624 spaces required by Code.



GPD GROUP.
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

Cleveland Office

5595 Transportation Blvd
Suite 100
Cleveland, OH 44125

tel 216.518.5544

fax 216.518.5545

www.gpdgroup.com

MEMORANDUM

**CITY OF BEACHWOOD
PLANNING AND ZONING COMMISSION MEETING**

Meeting Date: September 26, 2013

Report Date: September 16, 2013

To: Mr. William B. Griswold
Building Commissioner

From: Joseph R. Ciuni, P.E., P.S.
Consulting City Engineer

P&Z 2013-43 RICK DOODY, REPRESENTING CEDAR CREEK GRILLE, LOCATED AT 2101 RICHMOND ROAD, IS REQUESTING PRELIMINARY AND FINAL SITE PLAN TO INCREASE THE SIZE OF THE RESTAURANT FOR INTERIOR AND AN ADDITION FOR A PATIO FOR A TOTAL OF 1,000 TO 1400 SQUARE FEET.

We hereby recommend approval.

JRC/jh
cc: File 2013120.31



2655 RICHMOND ROAD • BEACHWOOD • OHIO 44122

MAYOR
MERLE S. GORDEN

Fire Prevention Bureau

P&Z Report

To: Planning and Zoning Commission
From: Patrick Kearns, Fire Chief and Shaun Lutz, Fire Prevention Officer
Date: 9-17-2013
Re: P&Z # 13-43 - Taco Barrio

The Fire Prevention Bureau has reviewed the drawings/documents submitted for this item.

1. The Fire Prevention Bureau has met with both business and property owners to discuss a potential mall egress corridor change to accommodate this new concept. Both owners are working with an architect to make sure all applicable codes and standards are met.
2. Referenced on page 4, notes #13, "New wood burning fireplace for ambiance. Will have glass fire doors that will be shut upon use". The Fire Prevention Bureau has and will continue to work closely with the restaurant owner to make sure all applicable codes and safety precautions are met for the proposed fireplace.

Patrick J. Kearns

Patrick J. Kearns
Fire Chief

Shaun Lutz

Shaun Lutz
Fire Prevention Officer

CITY OF Beachwood

TO: City of Beachwood Planning & Zoning Commission

FROM: Mark S. Sechrist, Chief of Police

DATE: September 6, 2013

SUBJECT: P&Z 2013-43

The police department has no comment on this item at this time.

CEDAR CREEK GRILLE

**CEDAR CREEK GRILLE
CORPORATE OFFICE
18 N. MAIN STREET
SUITE 4
CHAGRIN FALLS, OH 44022**

August 30, 2013

Mr. William Griswold
City of Beachwood Planning & Zoning Department
25325 Fairmount Blvd.
Cleveland, OH 44122

P&Z 2013-43

Re: Expansion of Cedar Creek Grill, 2101 Richmond Road, Beachwood, OH

Dear Bill:

As we discussed, please find this written request to be placed on the City of Beachwood's Planning and Zoning agenda scheduled September 26th.

This request is to increase the size of the Cedar Creek Grill / Taco Barrio space by 1000 to 1400 square feet for the interior and an additional patio square footage of 1000 to 1400 sq. ft. As I also mentioned, we will be following up with a schematic drawing within a week or two.

Thank you again for your consideration.

Respectfully submitted,



Rick Doody
Owner

/atp

taco barrio



La PLACE FASHION MALL
2101 RICHMOND ROAD T.S. UNIT 19
BEACHWOOD, OH 44122

September 12, 2013

© 2013 MEL E C A ARCHITECTURE

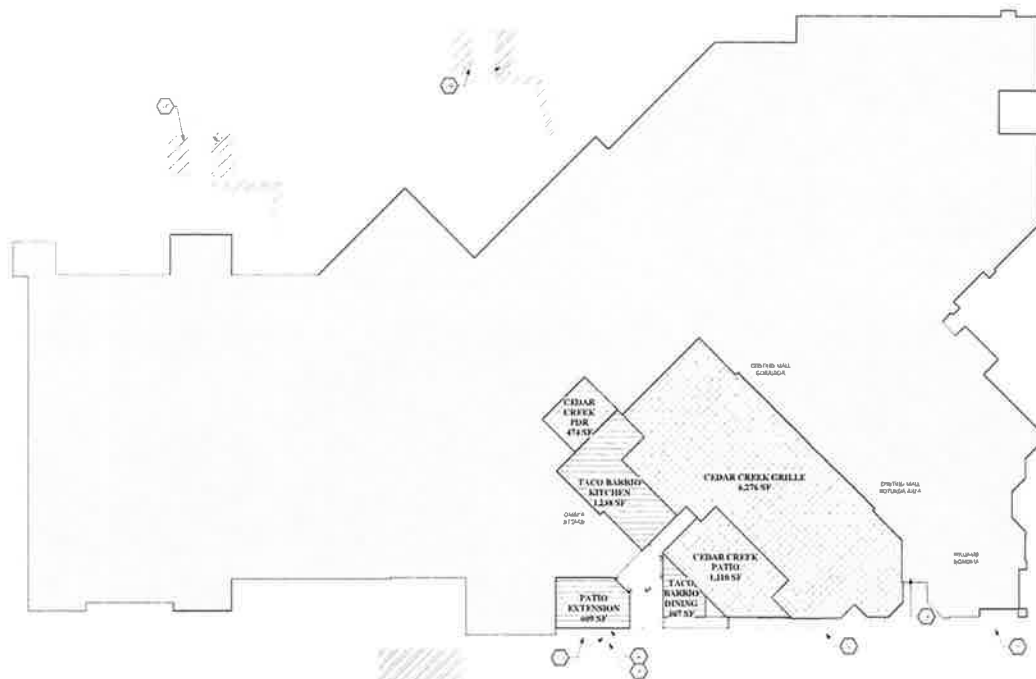


SCHEMATIC PERSPECTIVES

CEDAR CREEK GRILLE

March 31, 2012

© 2012 M E L E C A Architecture



① SITE IMPROVEMENT NOTES

1. SEE CIVIL ENGINEERING NOTES
2. SEE LANDSCAPE ARCHITECTURE NOTES
3. SEE MECHANICAL/ELECTRICAL/PLUMBING NOTES
4. SEE STRUCTURAL NOTES
5. SEE SITEWORK/PAVING NOTES
6. SEE SIGNAGE/ILLUMINATION NOTES
7. SEE FURNITURE/FIXTURES NOTES
8. SEE SPECIALTIES NOTES
9. SEE CONSTRUCTION METHODS & MATERIALS NOTES
10. SEE NOTES TO SPECIFICATIONS

PROJECT: 2101 RICHMOND ROAD, UNIT 19
 RICHMOND, OH 44122
 DATE: 03/17/2017
 DRAWN BY: [Signature]

APPROVED BY: [Signature]
 TITLE: [Title]
 DATE: 03/17/2017

1-31 PLACE FASHION MALL
 2101 RICHMOND ROAD, UNIT 19
 RICHMOND, OH 44122

PROJECT NO: 11062
 DRAWN BY: [Signature]
 DATE: 03/17/2017
 CHECKED BY: [Signature]

SITE
 IMPROVEMENT
 PLAN

A0.2

① SITE IMPROVEMENT PLAN
 SCALE: 1" = 20'-0"

